

Housing Task Force Meeting

Program
Review,
Constraints,
AFFH,
Potential
Sites

7-15-21



**Project
Initiation**

Discovery

**Visioning
Workshop**

**Draft
Hsg. Element**

HCD Review

**Final
Hsg. Element**

Adoption

7/2020

7/2020 — 6/2021

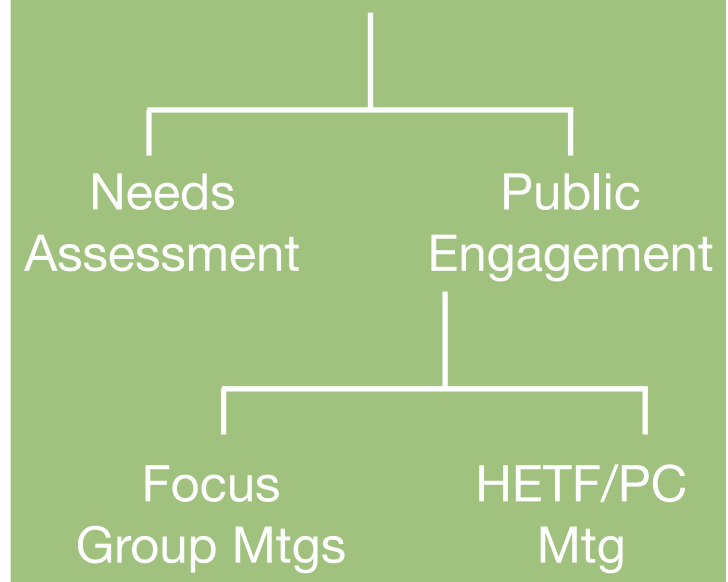
6/21/2021 to 6/24/2021

7/2021

8/2021 to 9/2021

10/2021

11/2021 to 1/2022



2nd HETF
Mtg

3rd HETF /PC
Mtg

Joint
CC/PC
Mtg



PC
Mtg

CC
Mtg





Total Acres



63,544

Population (2020)



20,051

Housing Units (2020)



44%

Owner-occupied (%)



56%

Renter-occupied (%)

FINAL 6TH CYCLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION



Total RHNA Allocation



1,314

Very Low Income (<50% of AMI)



707

Low Income (50-80% of AMI)



777

Moderate Income (80-120% of AMI)



2,388

Above Moderate Income (>120% of AMI)



Analysis
of
Current Programs

2016-2021 Housing Element



	RHNA 5th cycle Allocation	Units Built (2016-2021)	Units Approved	Remaining RHNA
Very Low Income	269	—	—	269
Low Income	161	—	—	161
Moderate Income	175	—	244	175
Above Moderate Income	461	36	105	425
Totals	1066			1030

23 programs

● Completed

● Not completed

1. Code Enforcement

2. Home Improvement Program

3. Rental Rehabilitation Program

4. Neighborhood Revitalization

5. Preservation at Risk Housing

6. Density Bonuses

7. Water and Sewer Service Providers

8. Energy Conservation Program

9. Extremely Low Income, Very Low Income, and Low Income Housing Program

10. First Time Homebuyer Program

11. Section 8 Rental Subsidies

12. Fair Housing Services/Housing Rights Services

13. Housing Mediation Board

14. Reasonable Accommodation and Developmentally Disabled Program

15. Zoning Ordinance Revisions

16. Emergency Shelter/Housing Program

17. Transitional Housing Program

18. Single-room Occupancy Housing Program

19. Supportive Housing Program

20. Manufactured Housing Units/Mobile Home Parks Program

21. Zoning Ordinance Revision for Removing Zoning Constraints

22. Adopt Housing Opportunity Overlay to Address Remaining RHNA

23. Affirmatively Furthering Fair Housing



Impact Blindness

Failure to identify, measure, & manage the demands that programs places on people who are expected to do the work.

Multiplier Effect

Set priorities and initiate in isolation without understanding impact on their functions.

Unfunded Mandates

Programs with no funding for implementation.

Band Aid Initiatives

Programs launched that have limited fixes to significant problems, that can result in proliferation of initiatives, none of which adequately deal with root causes.



- **Need**
- **Required Budget**
- **Staff Allocation**
- **Impact on Housing Goals**

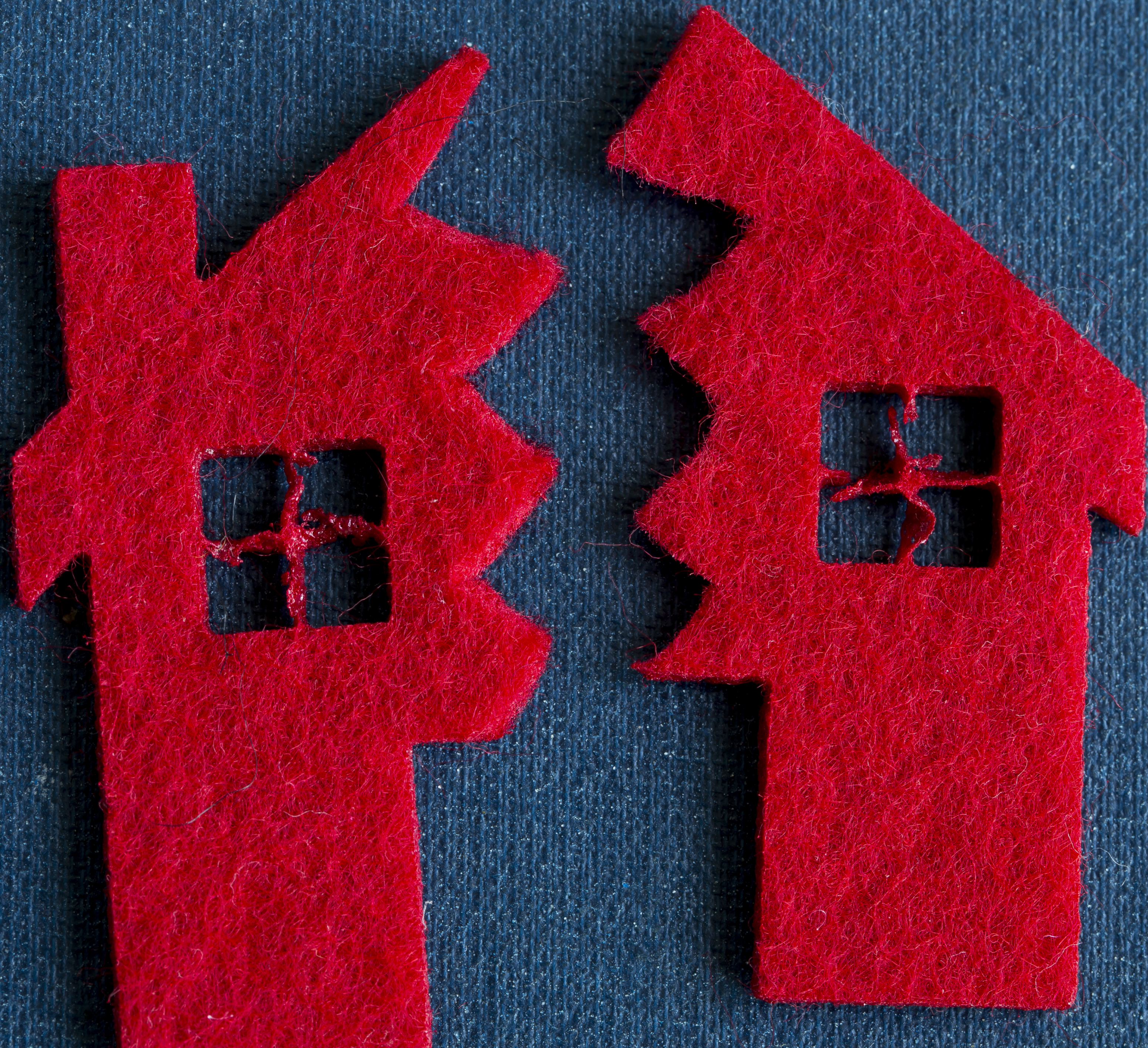
23 programs

17 continue (74%)

2 amended & continued (13%)

4 programs are marked for deletion (13%)

1. Code Enforcement
2. Home Improvement Program
3. Rental Rehabilitation Program
4. Neighborhood Revitalization
5. Preservation at Risk Housing
6. Density Bonuses
7. ~~Water and Sewer Service Providers~~
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Constraints

Non-Governmental Constraints

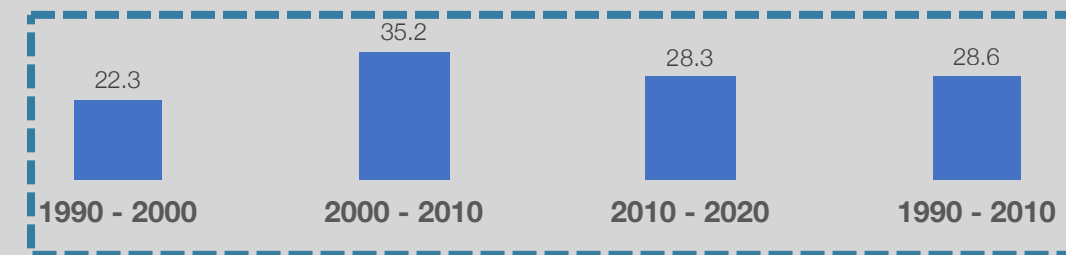
- **Market**
 - Financing
 - Development Costs
- **Infrastructure**
- **Environment**

Governmental Constraints

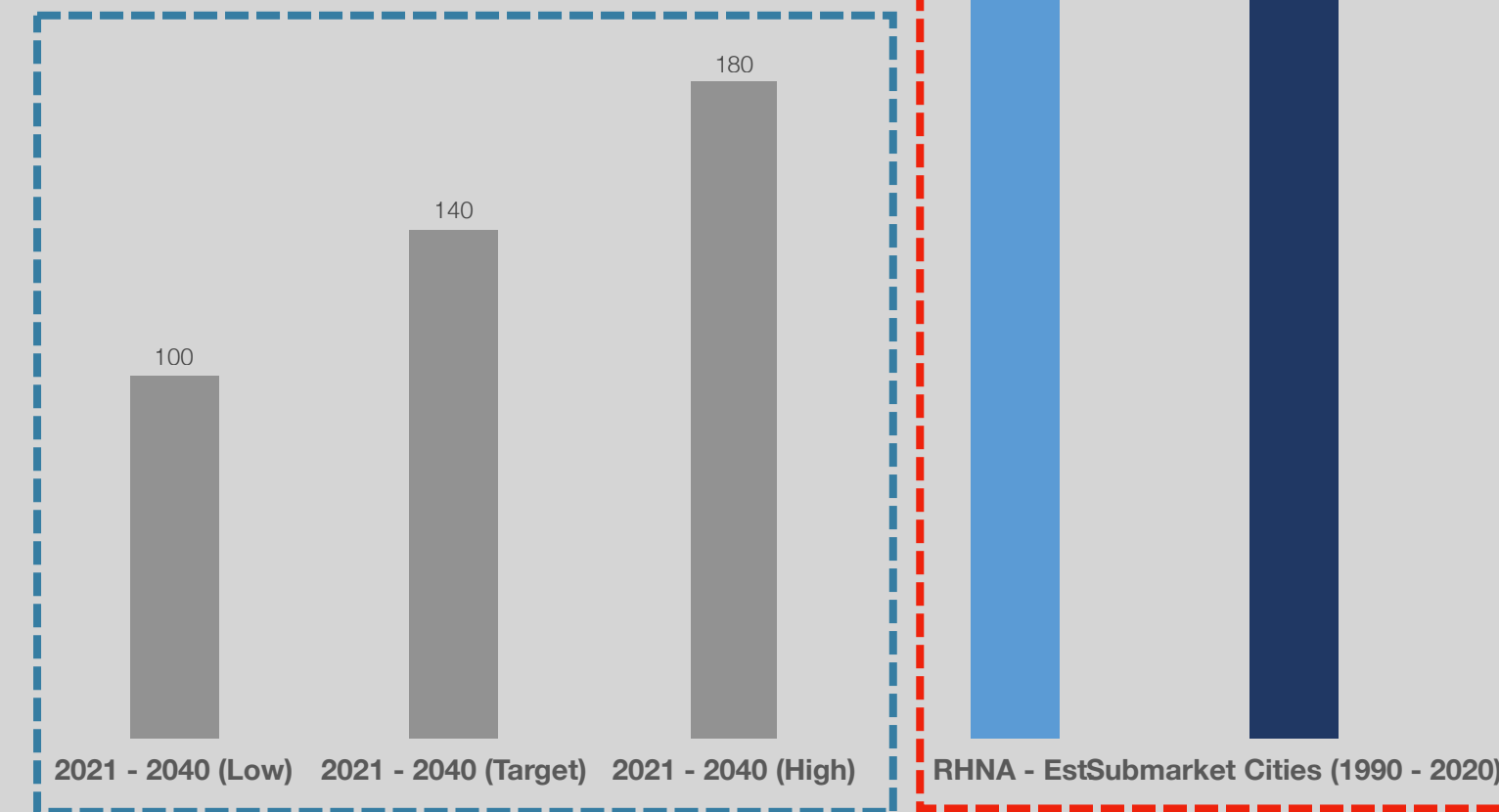
- **Compelling Vision & Effective Policies**
- **Clear & Precise Development Regulations**
- **Streamlined and Predictable Process**
- **Fees**

Average Annual New Market Rate Housing Units

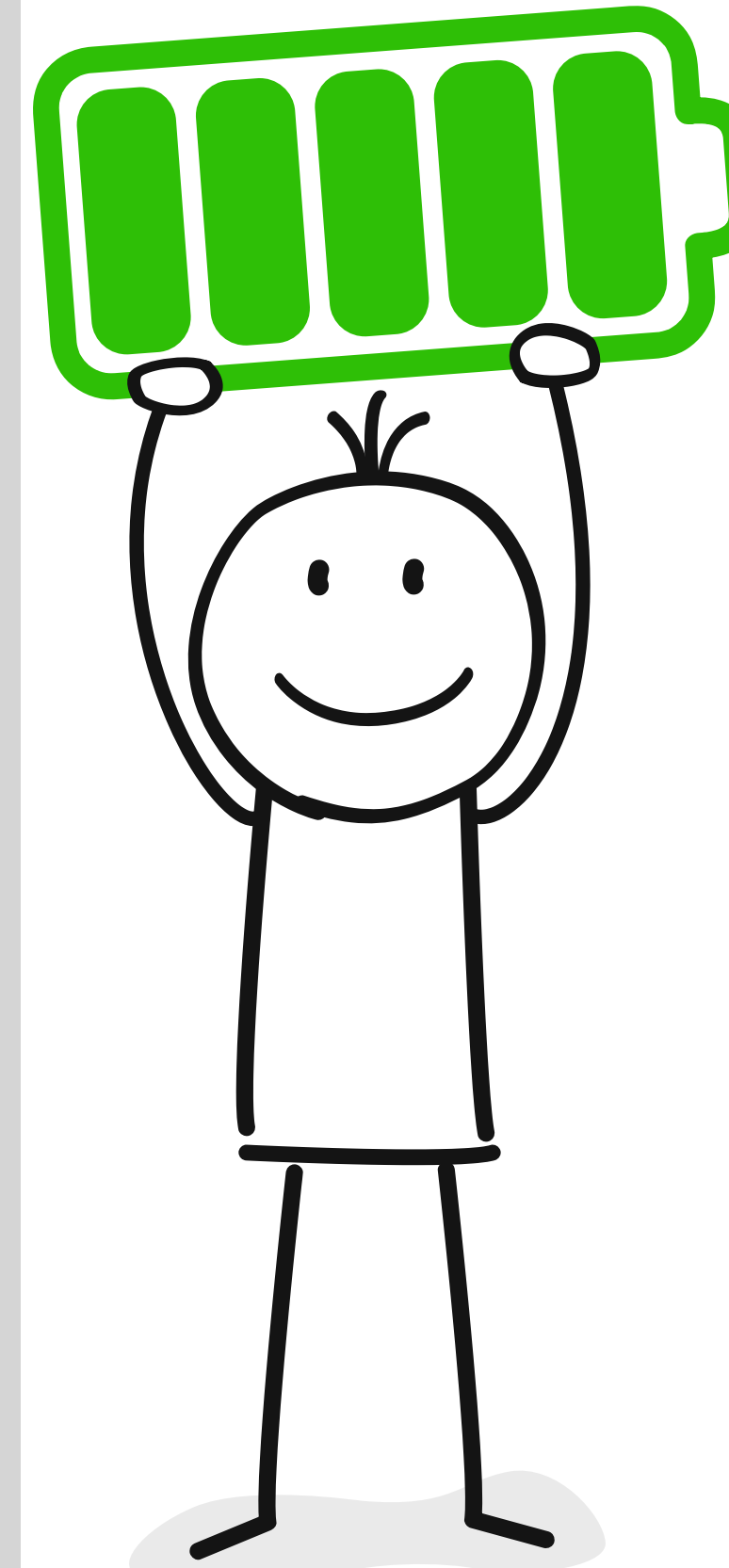
Historic Deliveries



Demand Forecast



Average Annual Number of Housing Units Delivered (1990 - 2040)



Regulations

Current



Use



Mgmt



Form

Proposed



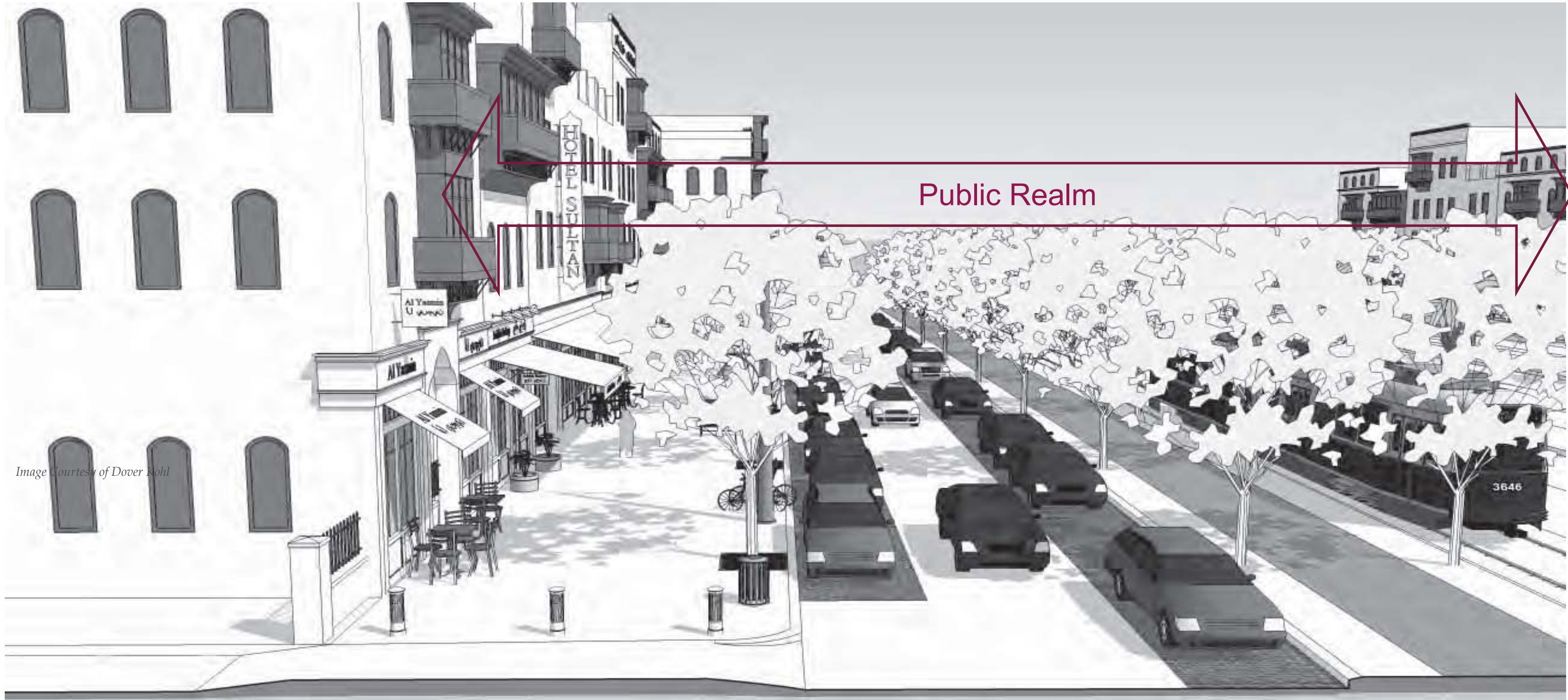
Use



Mgmt



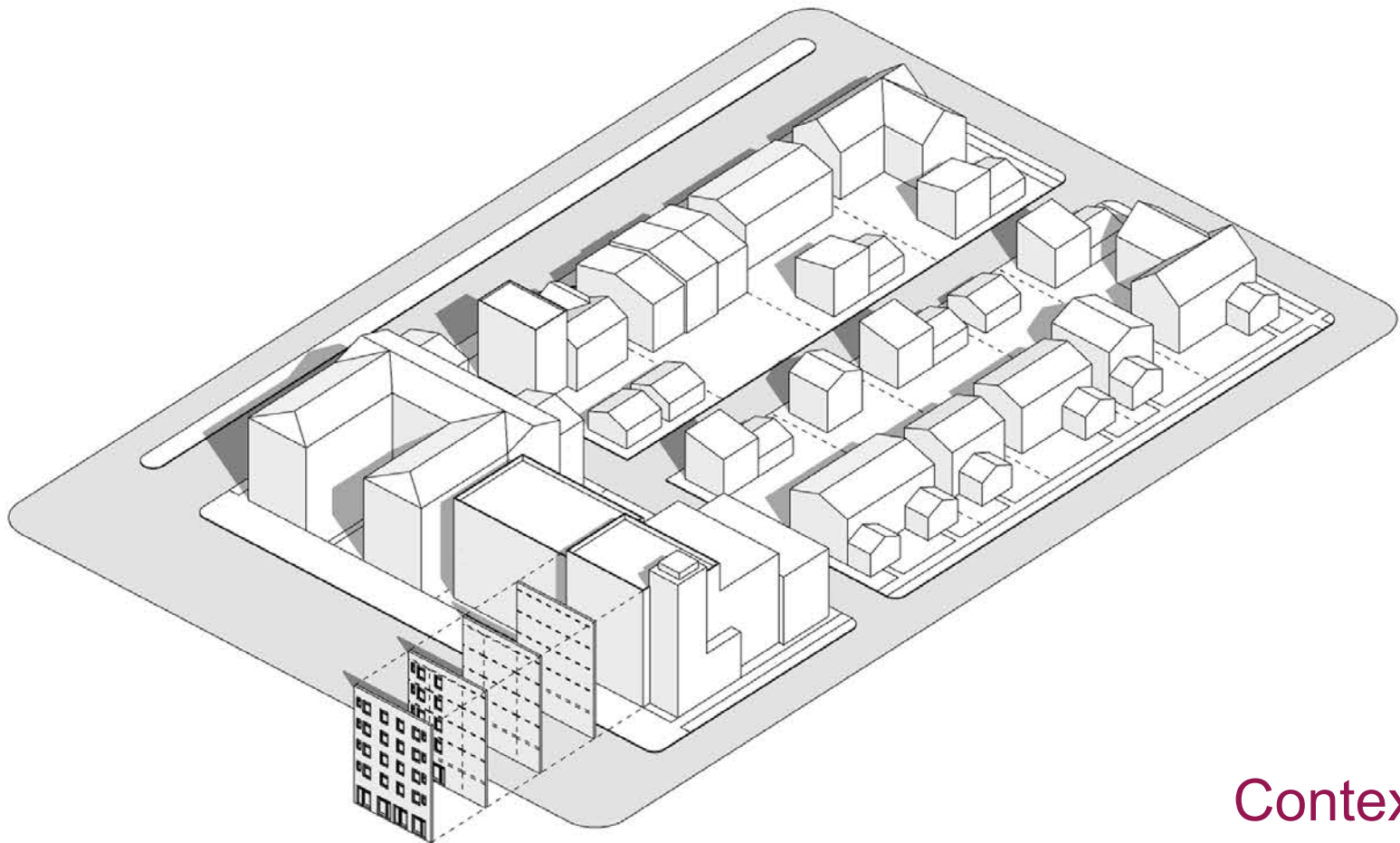
Form



Private Realm

Pedestrian Realm

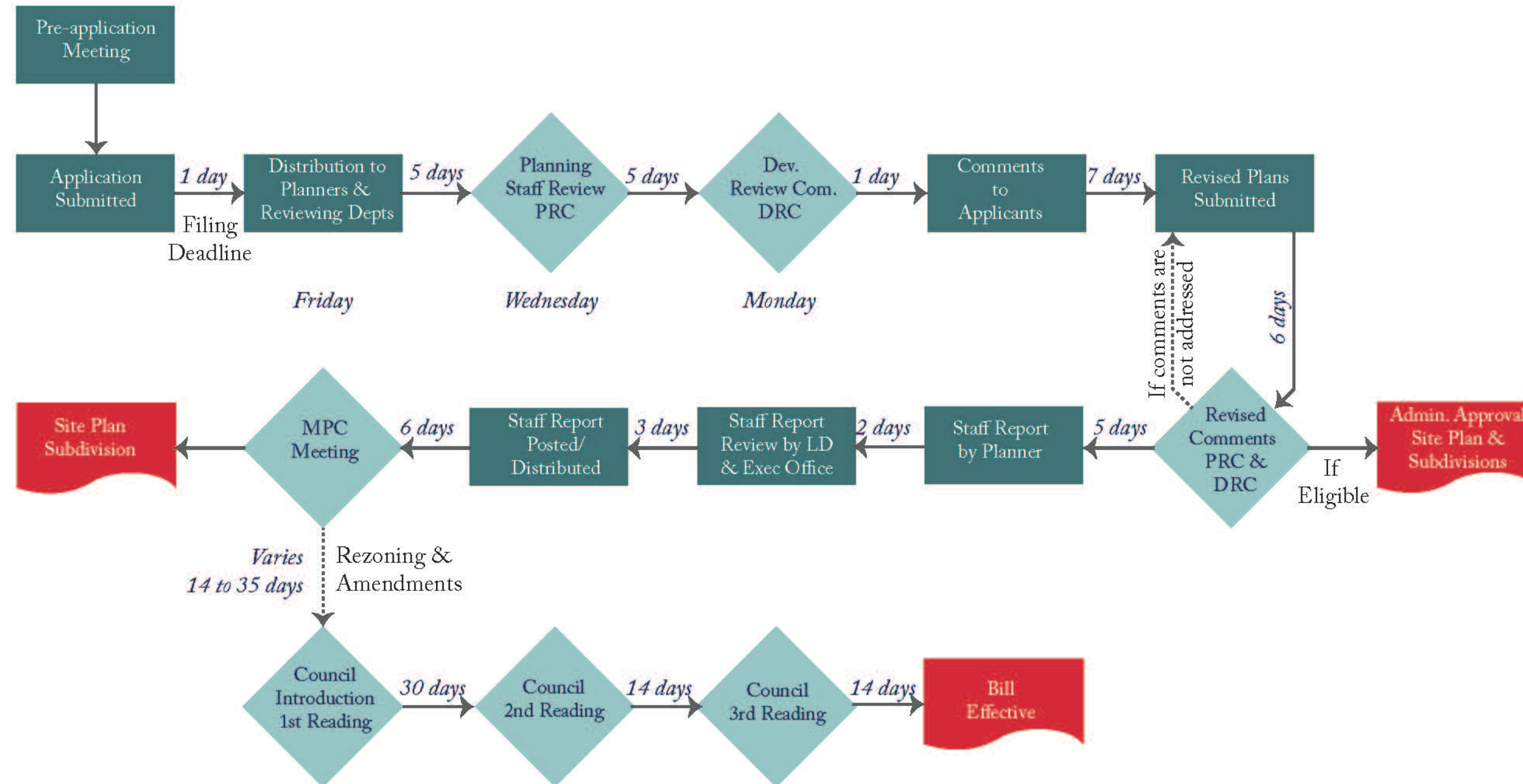
Vehicular Realm



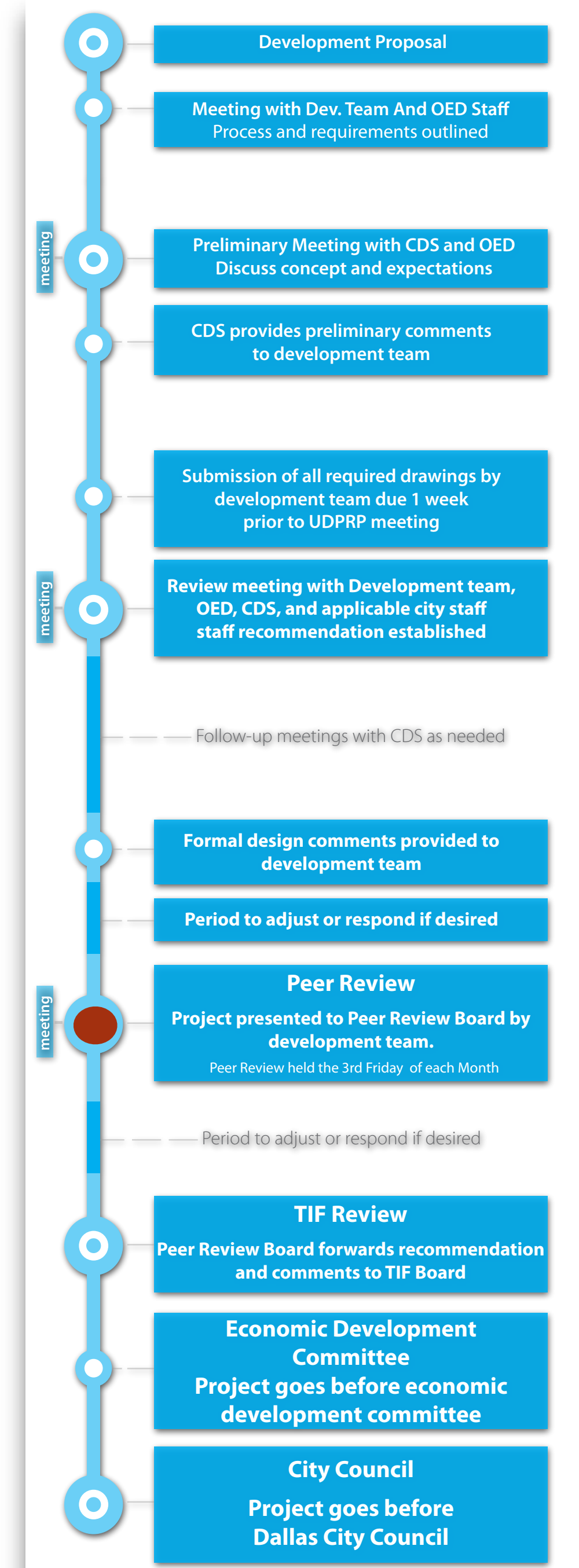
Context-based

Process

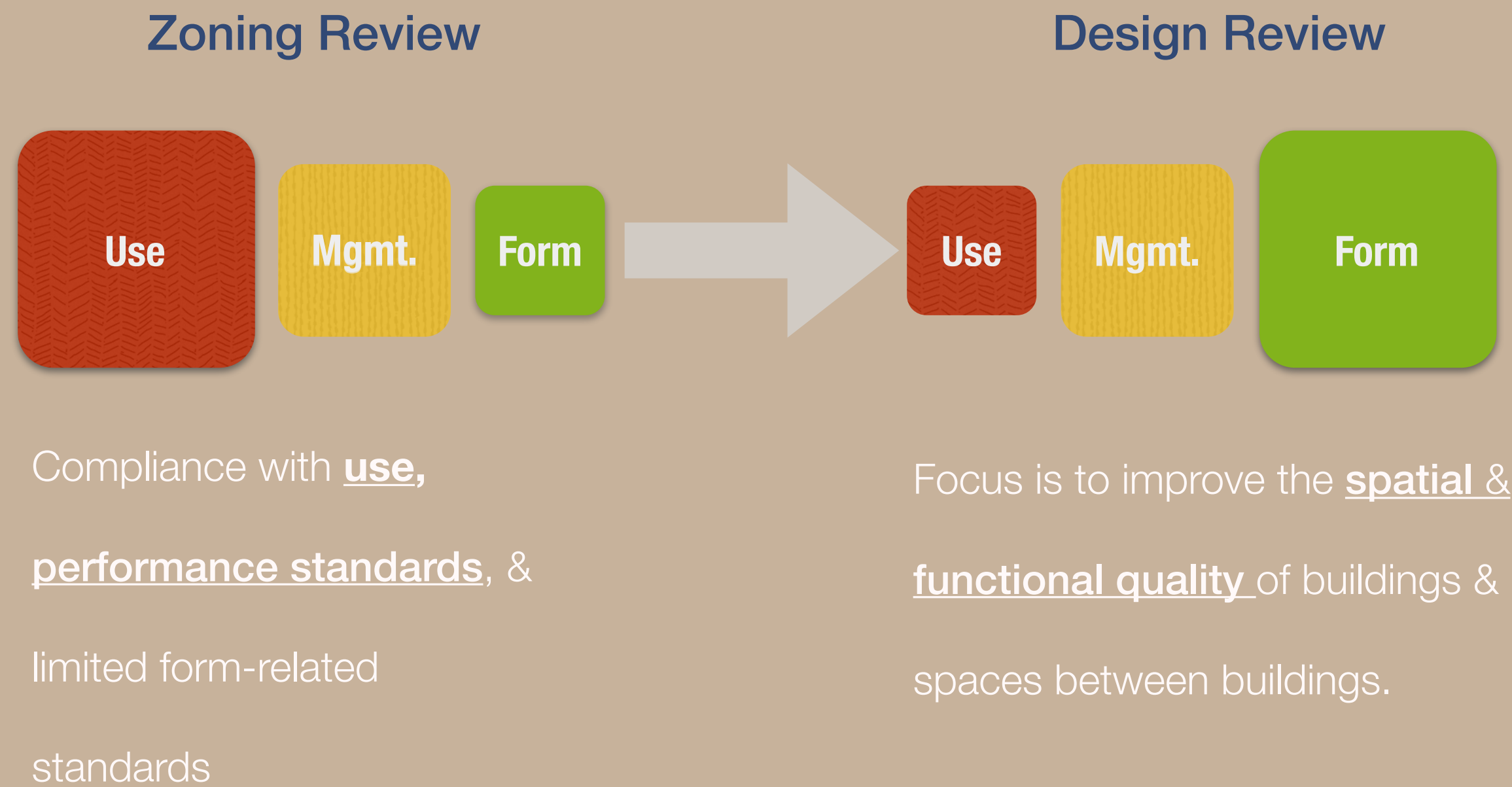
Critical Path for Development Cases



- PRC Planning Review Committee
- DRC Development Review Committee
- LD Land Development
- MPC Metropolitan Planning Commission
- Step in the process
- Critical step with specific outcome
- Point of decision

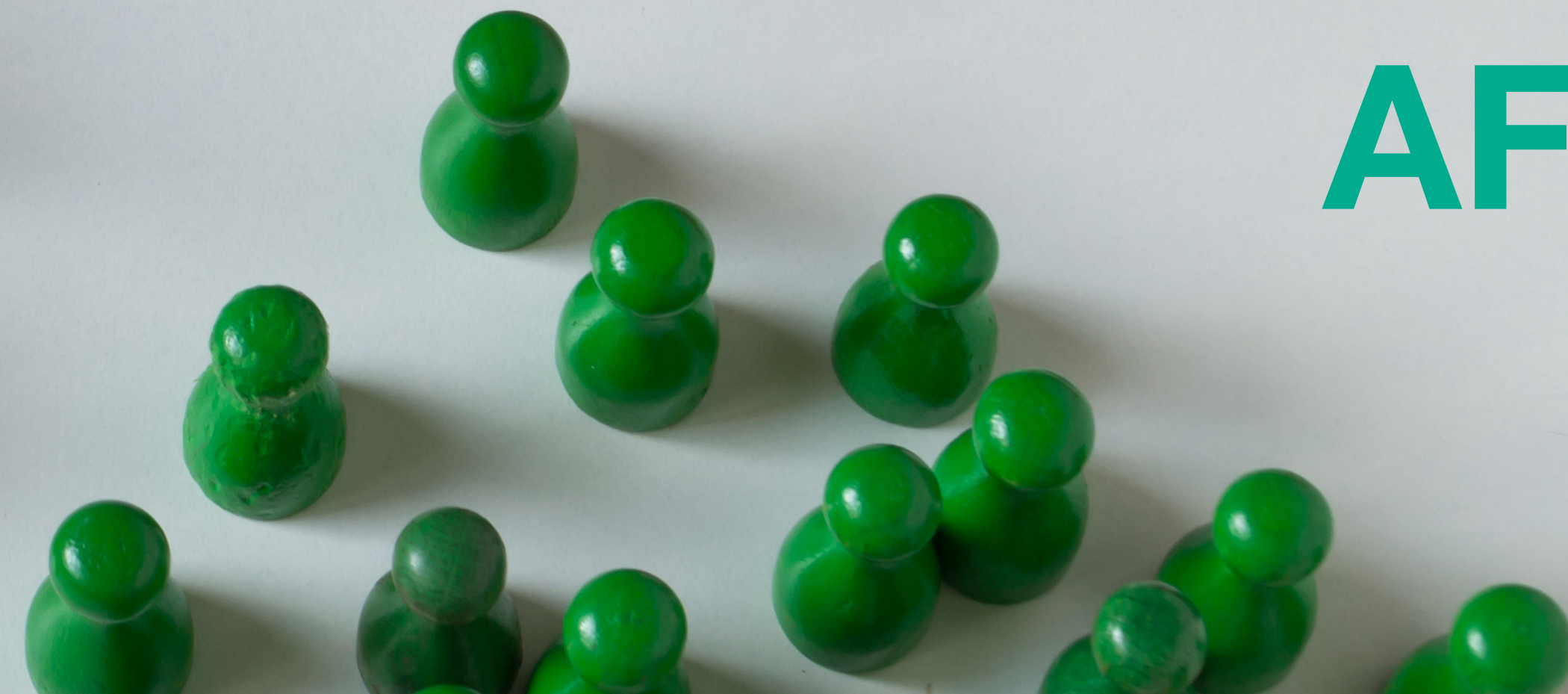


Process

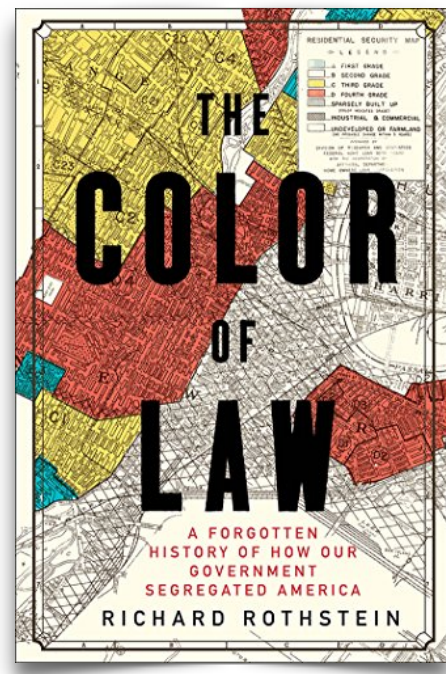


Design review:

- Efficient, cost-effective way to offer early feedback;
- Strengthens the spine of decision makers;
- Improve appetite for growth; &
- Instills a sense of pride in citizens about their community.



AFFHA



“Segregation by intentional government action is not **de facto**. Rather, it is what courts call **de jure**; segregation by law and public policy”

— Richard Rothstein: The Color of Law

FHA

UNDERWRITING AND VALUATION PROCEDURE
UNDER TITLE II
OF THE
NATIONAL HOUSING ACT

FEDERAL
HOUSING ADMINISTRATION

ing a location are investigated to determine whether incompatible racial and social groups are present, for the purpose of making a prediction regarding the probability of the location being invaded by such groups. **If a neighborhood is to retain stability, it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social or racial occupancy generally contributes to instability and a decline in values.**

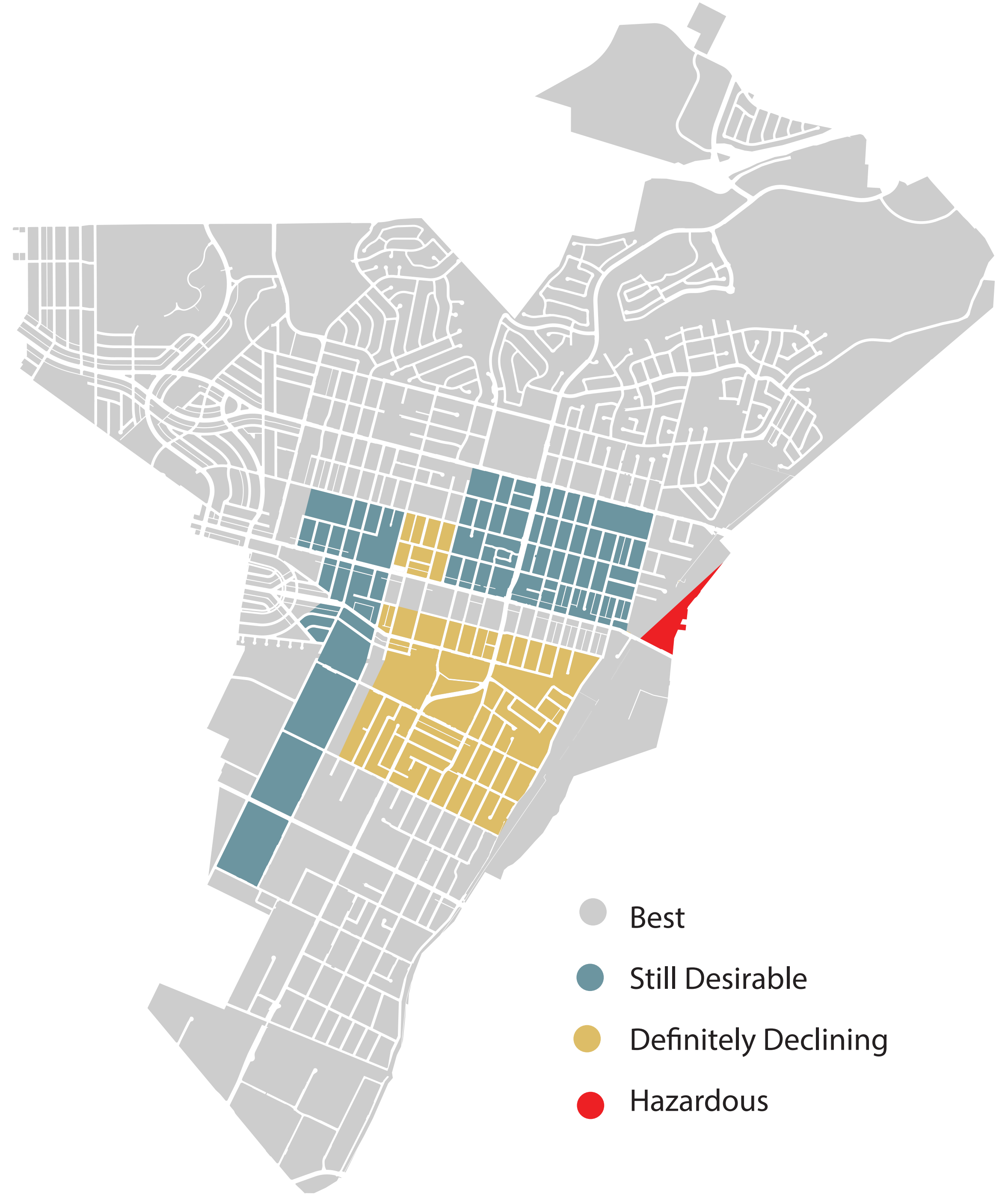
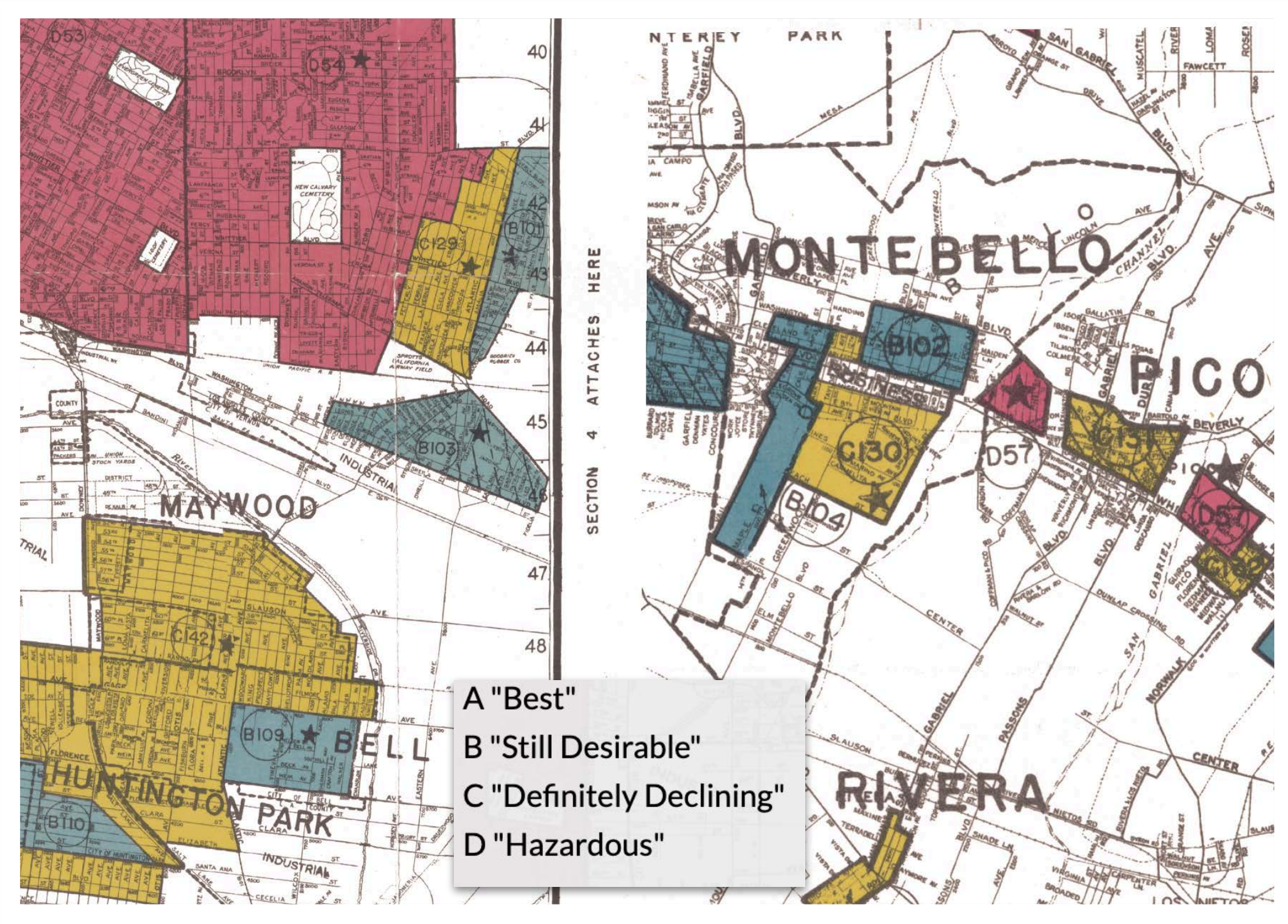
Covenants

16. RACIAL RESTRICTIONS. No property in said Addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said Addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

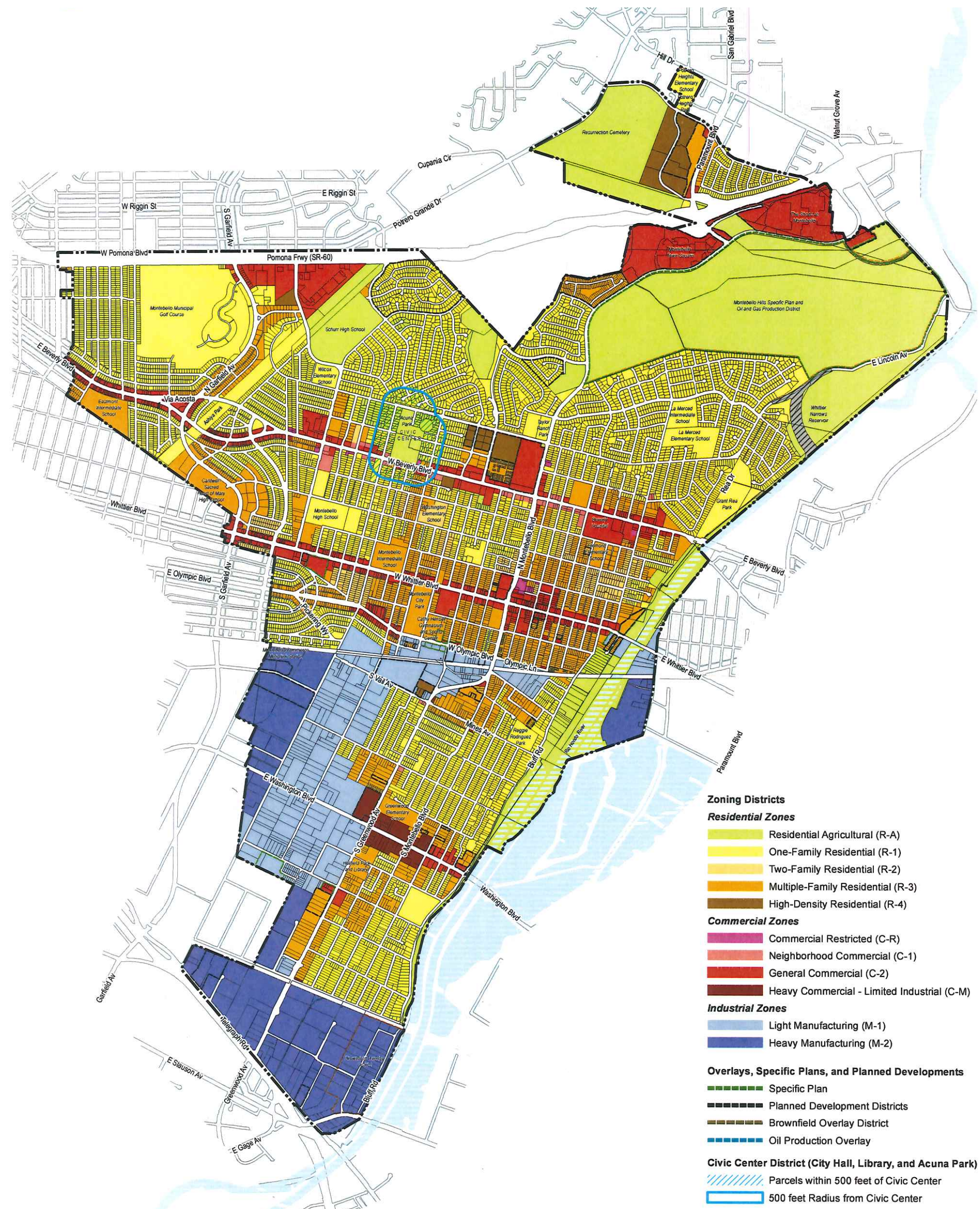
17. ANIMALS. No fowl or animal other than song birds, dogs or cats as household pets, shall at any time be kept upon land embraced in this Addition.

Redlining

refuse (a loan or insurance) to someone because they live in an area deemed to be a poor financial risk.



Exclusionary Zoning



No neighborhood should experience sudden, radical change

Can a neighborhood be exempt from change?

Montebello
Multi-family
Housing





Design matters





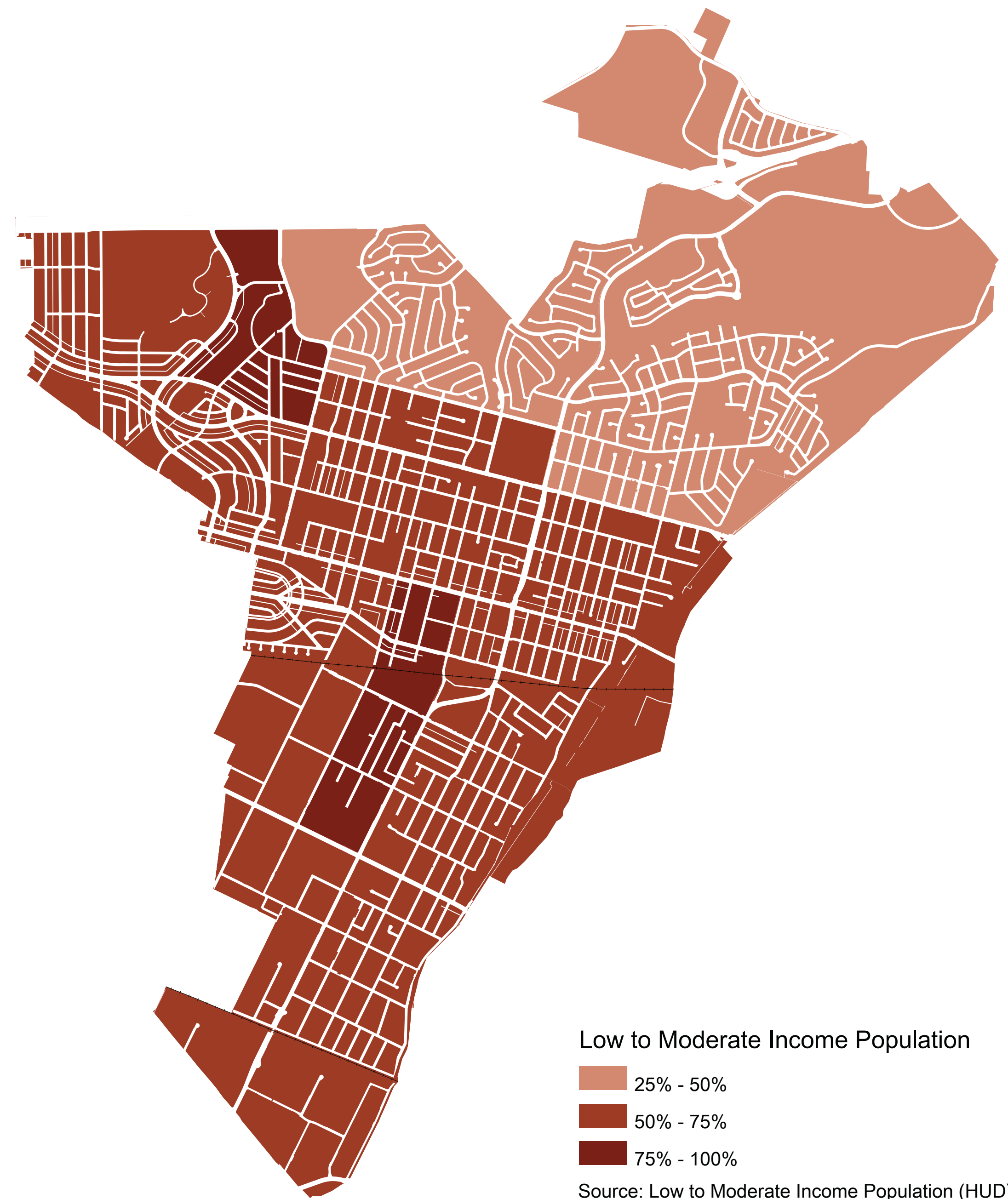
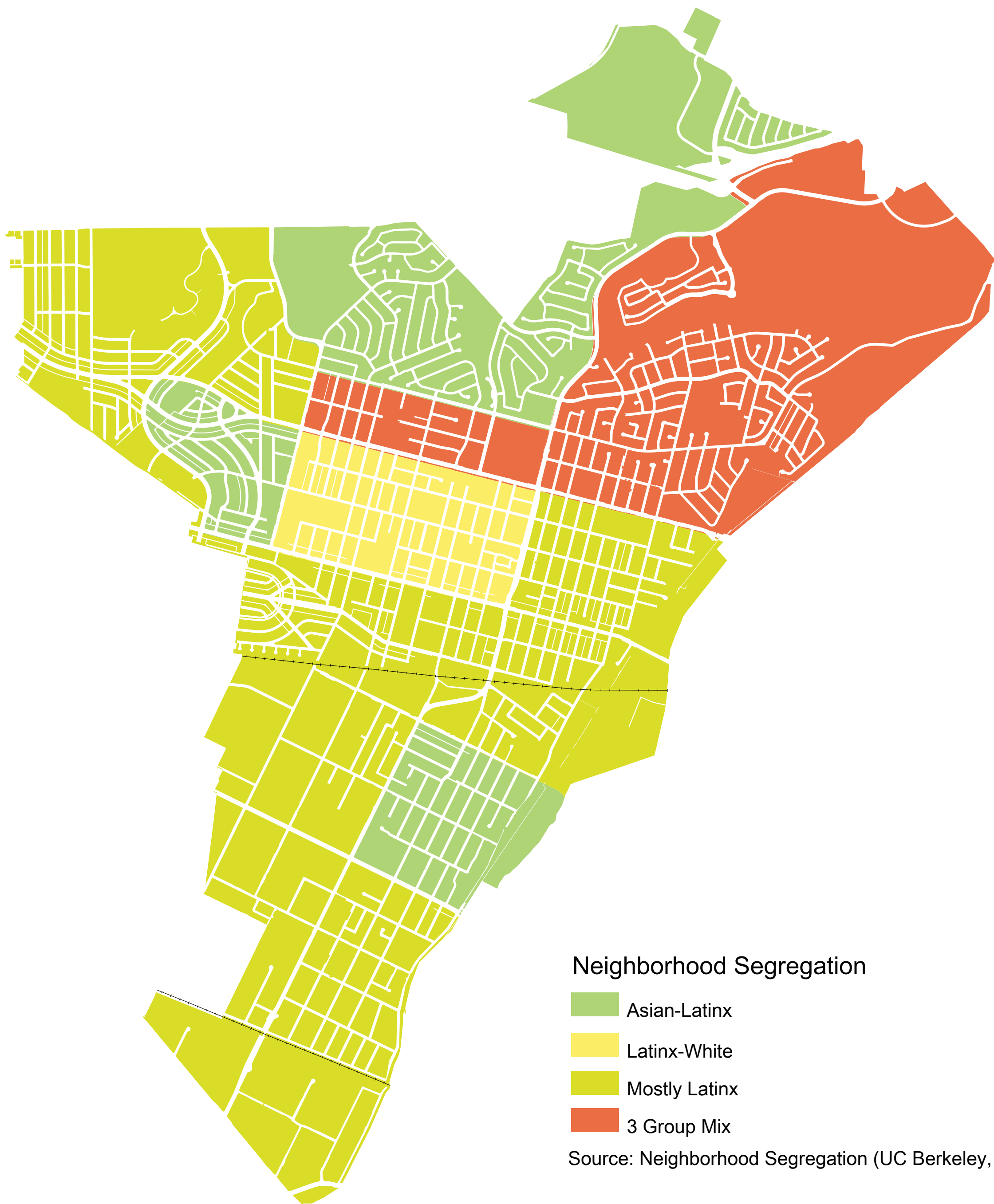
AB 686

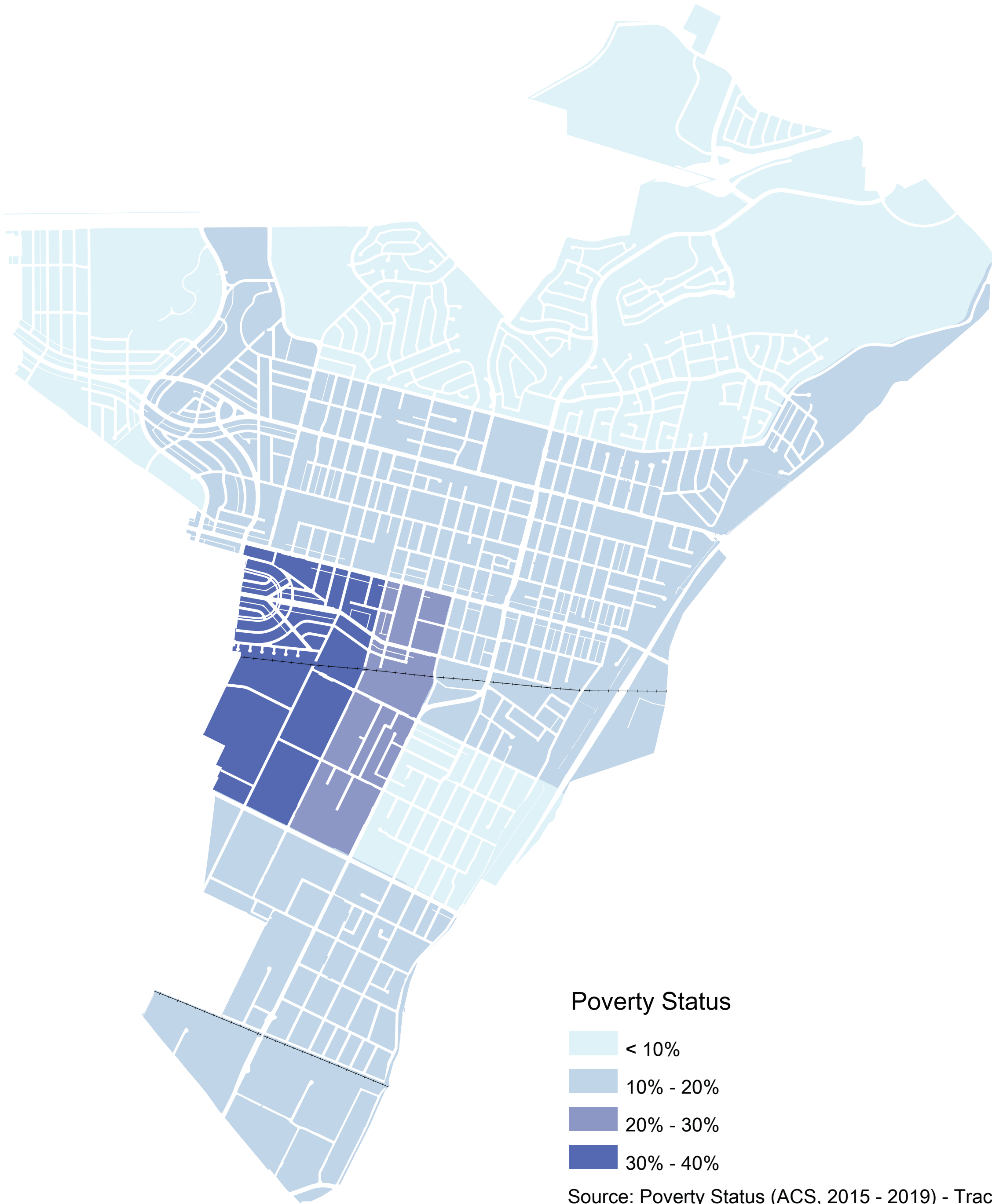
Protects & Expands
Affirmatively Furthering Fair Housing
in CA

Montebello required to administer programs & activities to AFFH

- **Address AFFH in Housing Element Update**

- Outreach
- **Assessment of Fair Housing** (analysis of existing segregation & inclusion trends & current fair housing practices)
- **Site Analysis** (how will identified sites replace segregated living patterns & transform racially & ethnically concentrated areas of poverty into areas of opportunity)
- **Priorities, Goals, & Actions** (Enhancing mobility strategies & encouraging development of new affordable housing in high-resource areas; implementing place-based strategies to encourage community revitalization)

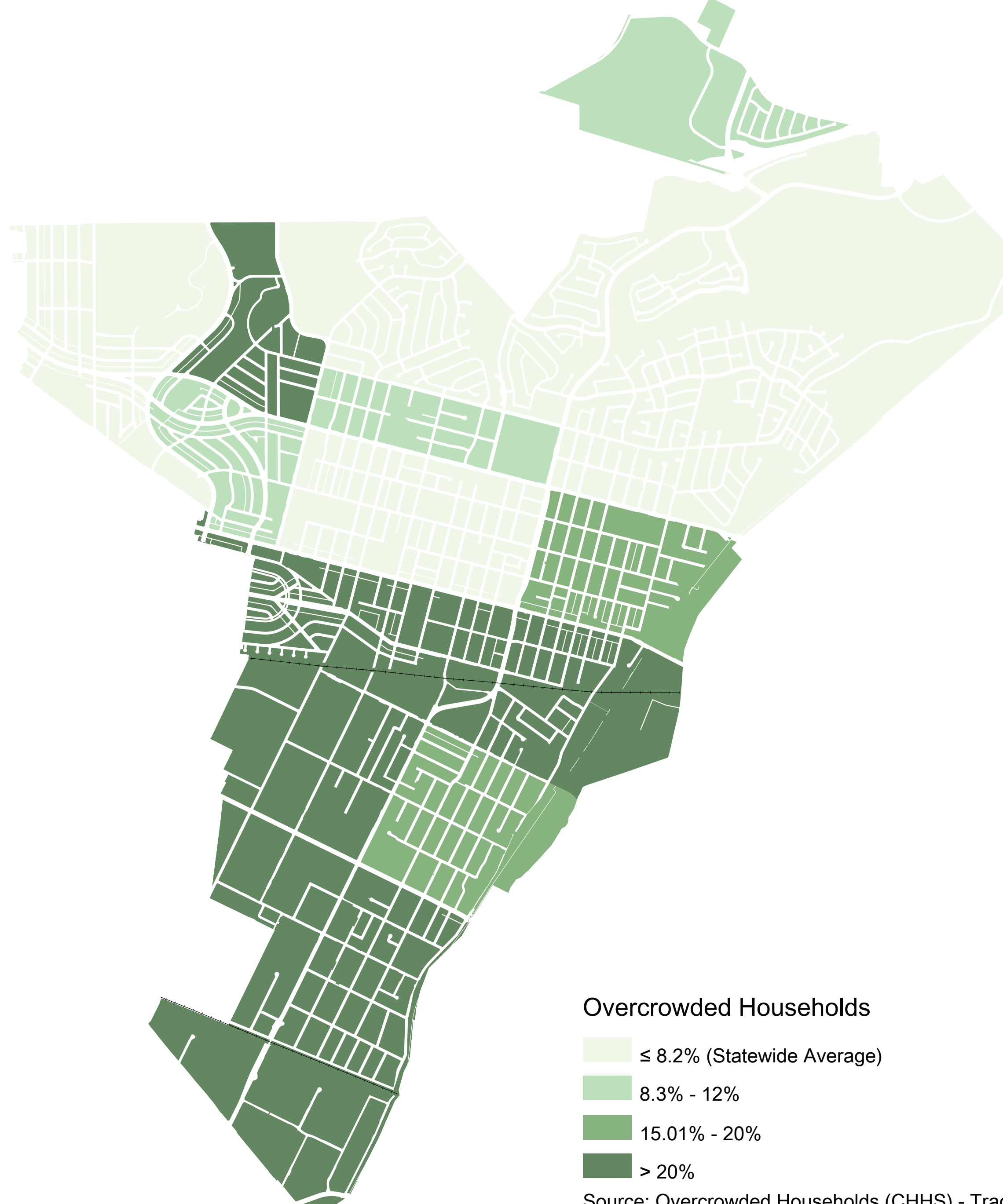




Poverty Status

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

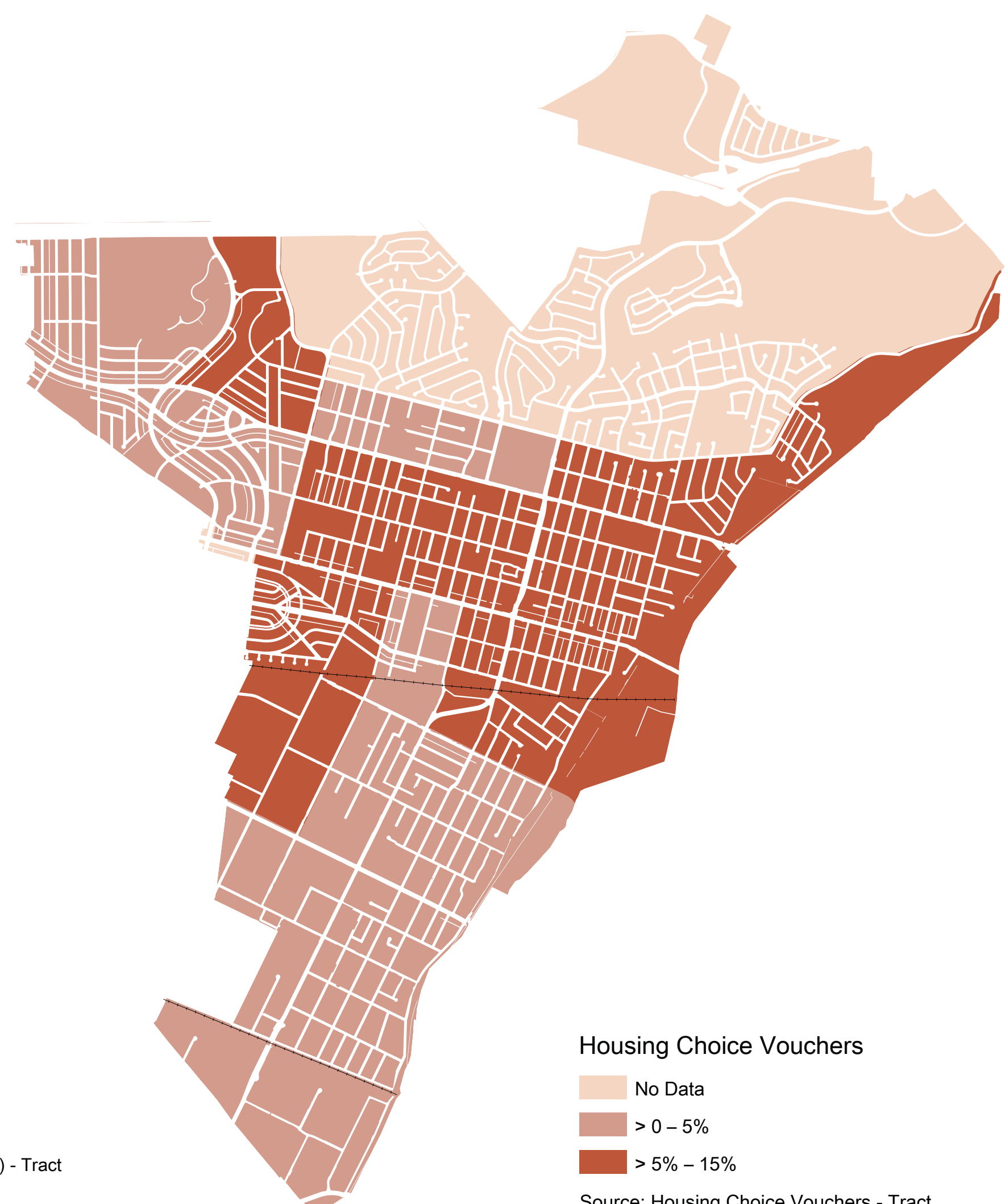
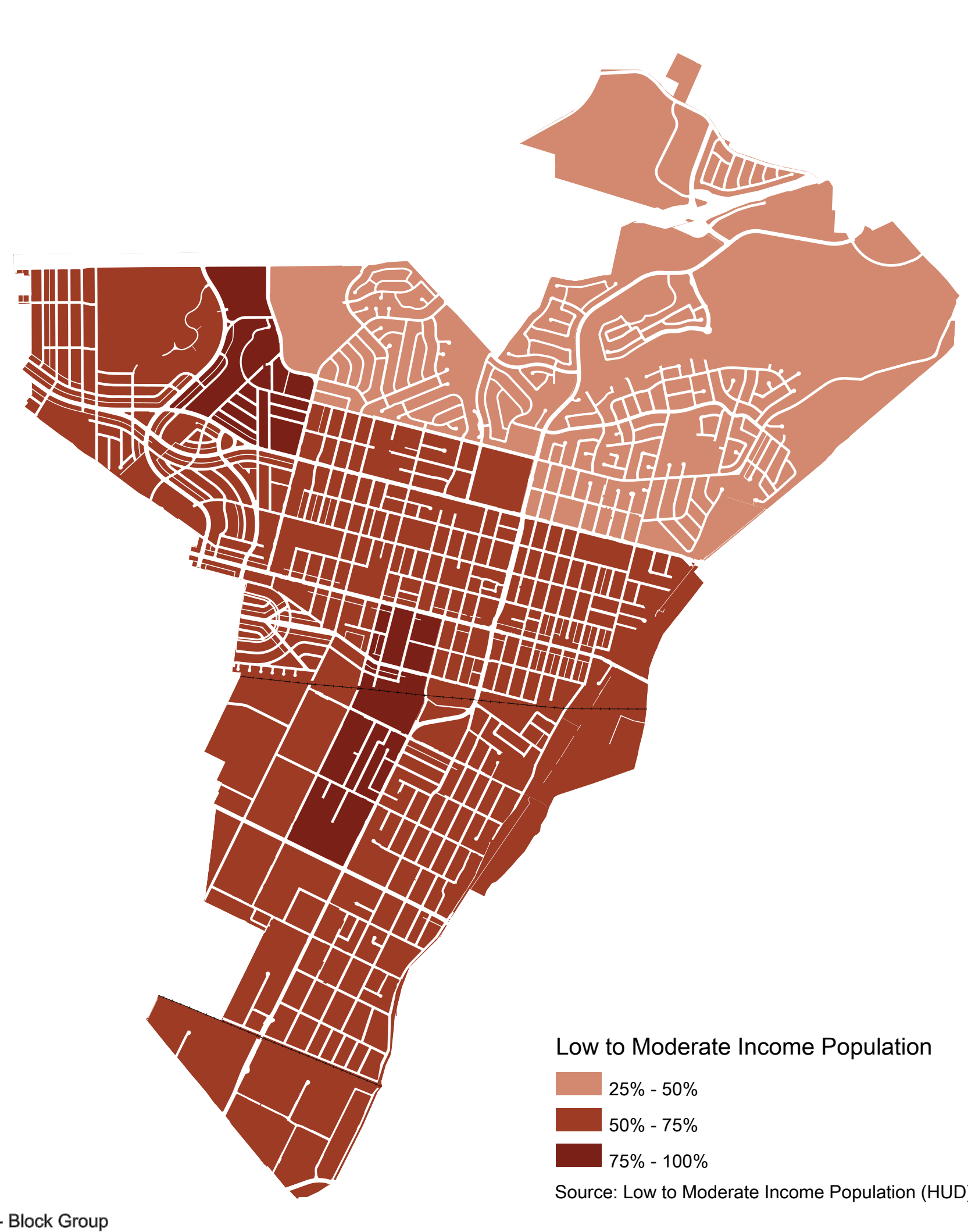
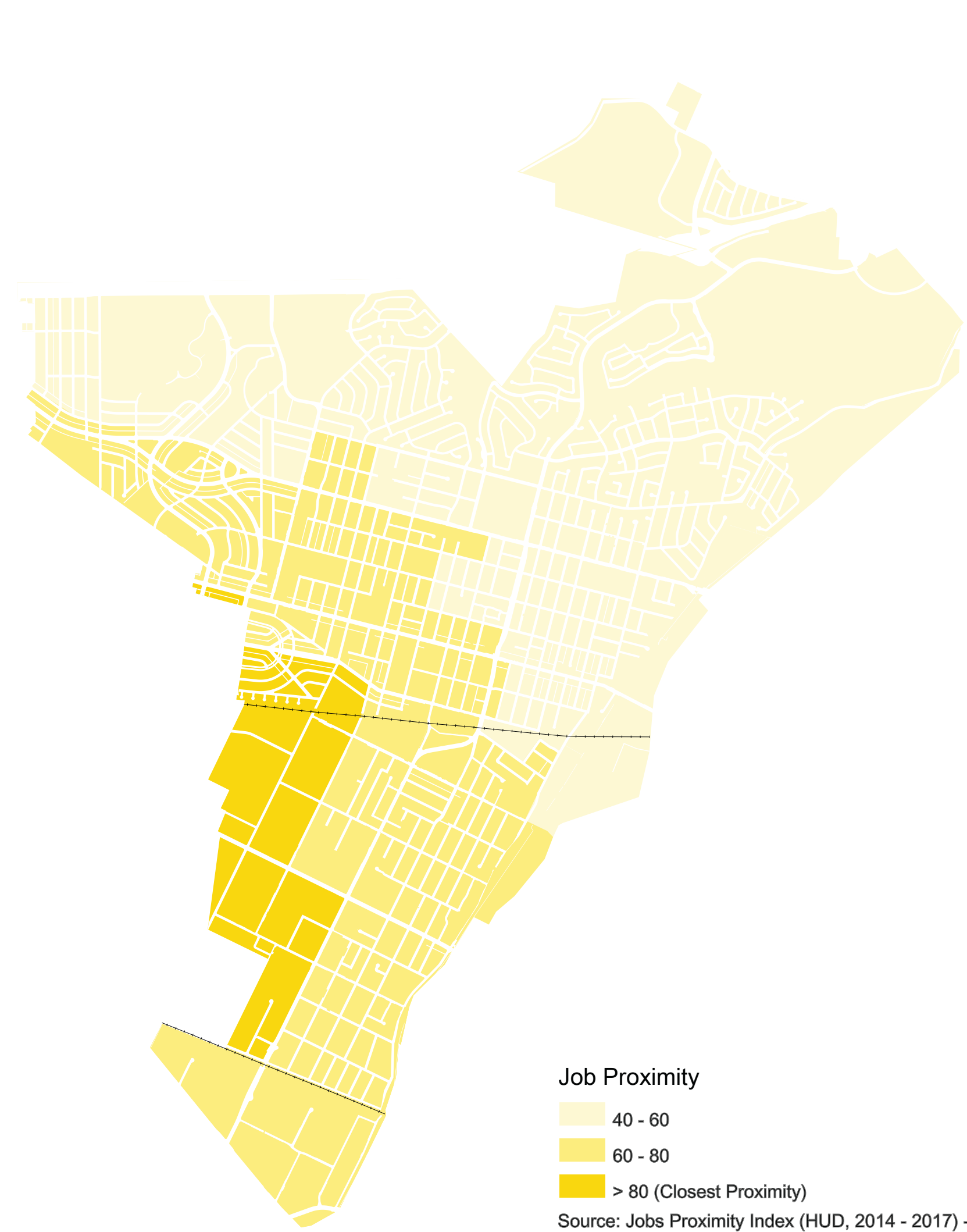
Source: Poverty Status (ACS, 2015 - 2019) - Tract

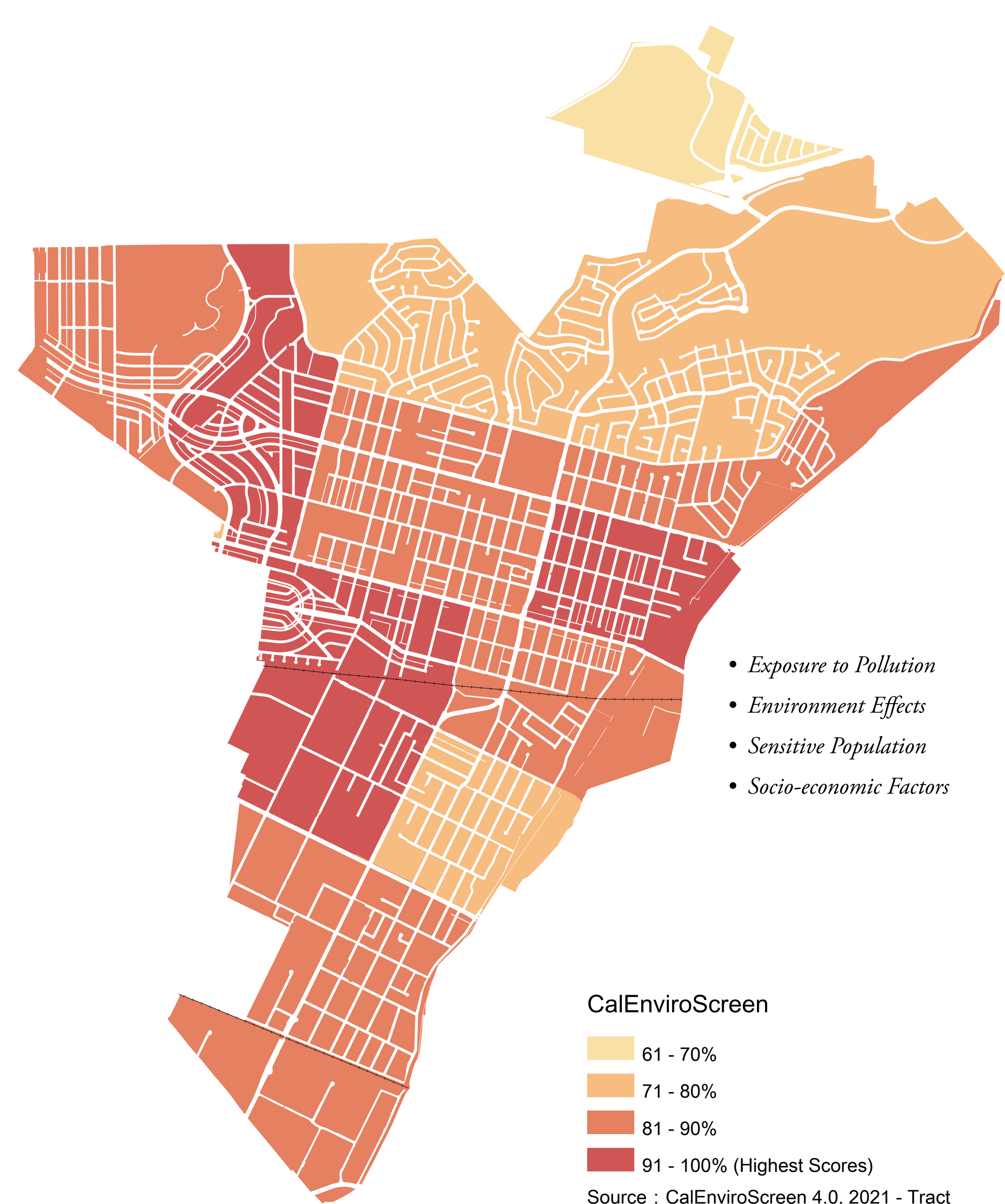


Overcrowded Households

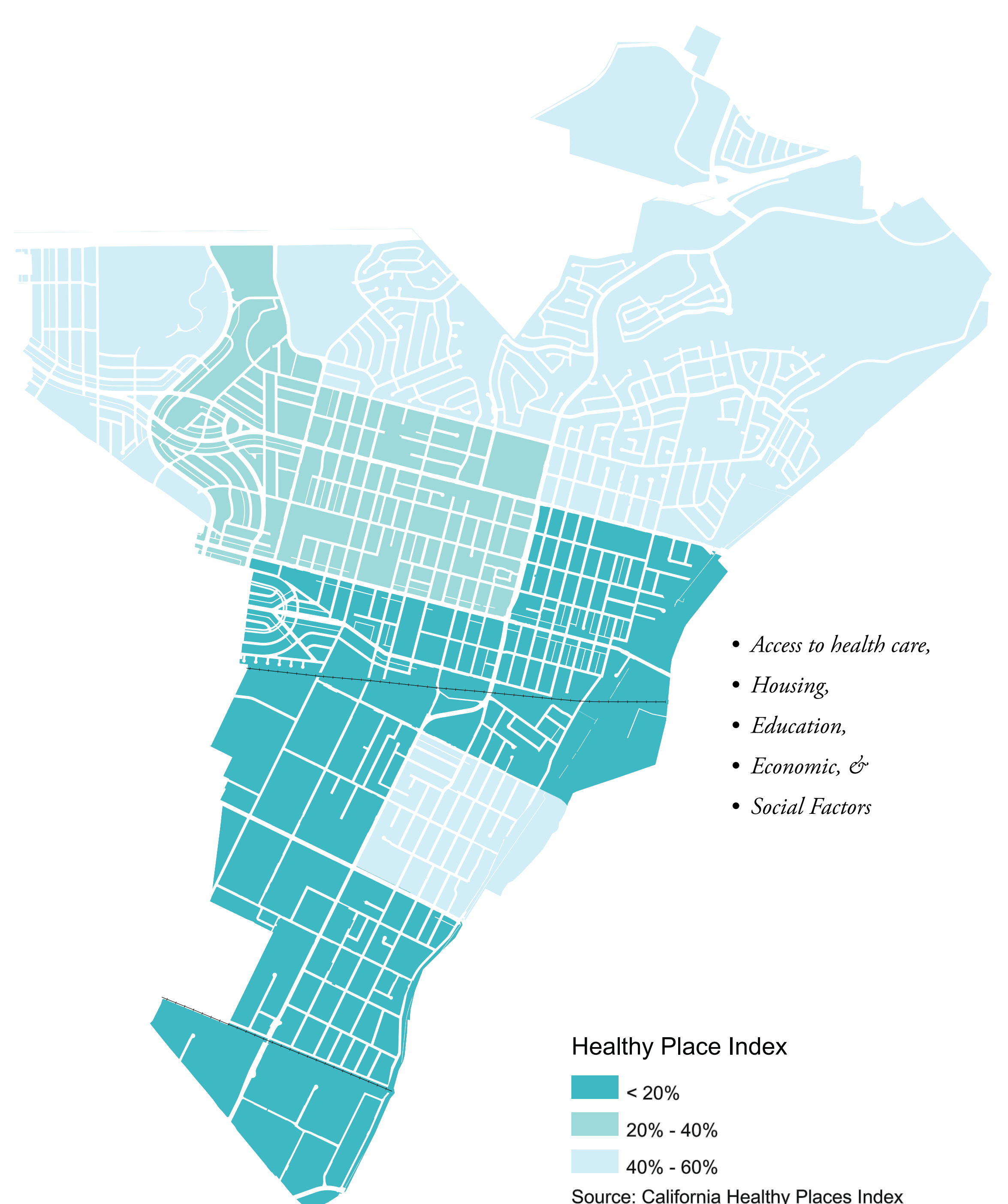
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 15.01% - 20%
- > 20%

Source: Overcrowded Households (CHHS) - Tract

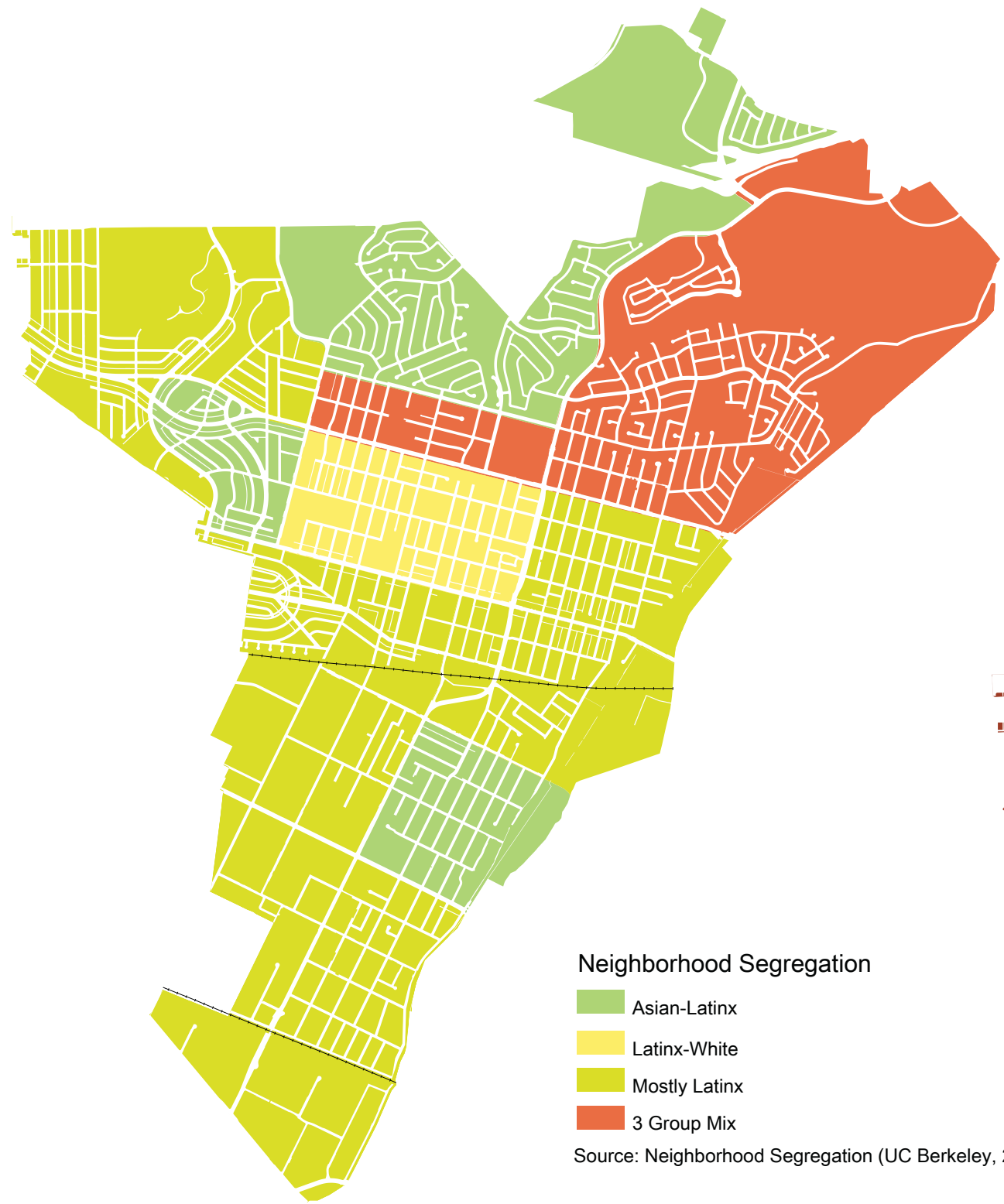




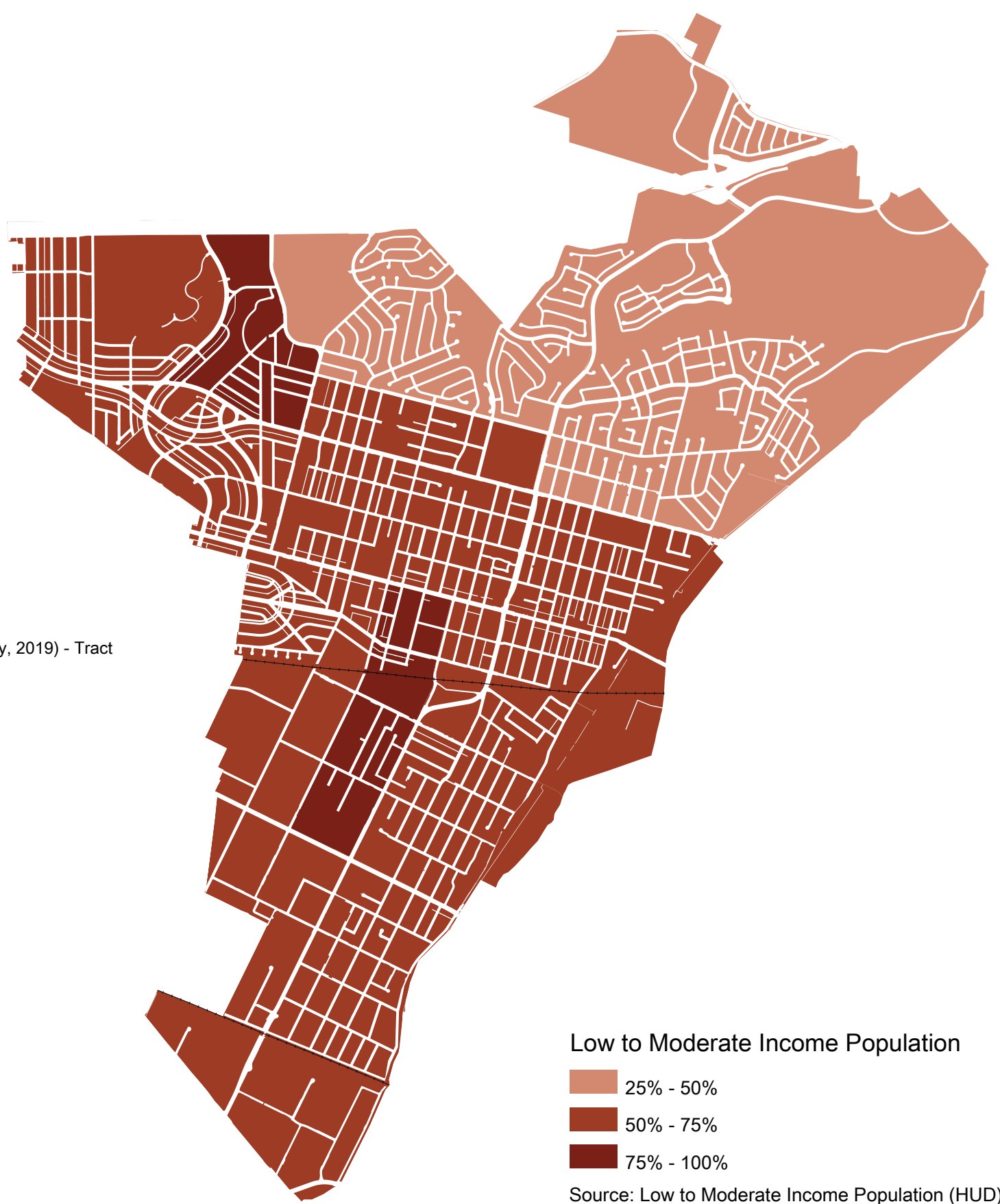
Source : CalEnviroScreen 4.0, 2021 - Tract



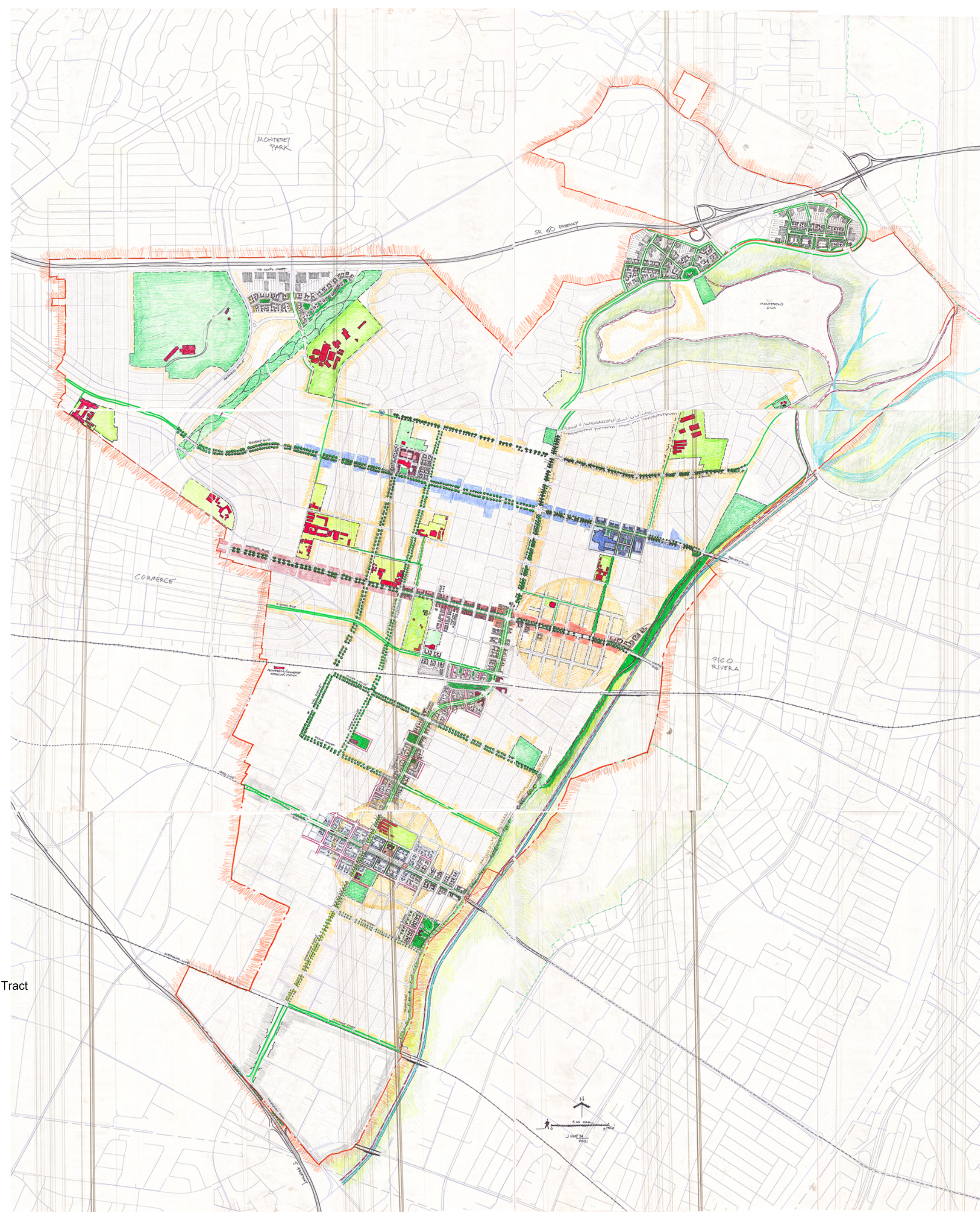
Source: California Healthy Places Index



Source: Neighborhood Segregation (UC Berkeley, 2019) - Tract



Source: Low to Moderate Income Population (HUD) - Tract





245



Site Selection

Housing Need

6th Cycle RHNA Allocations

Very Low (<50% AMI) 1,311 units

Low (50 -80% AMI) 705 units

Moderate (80-120% AMI) 775 units

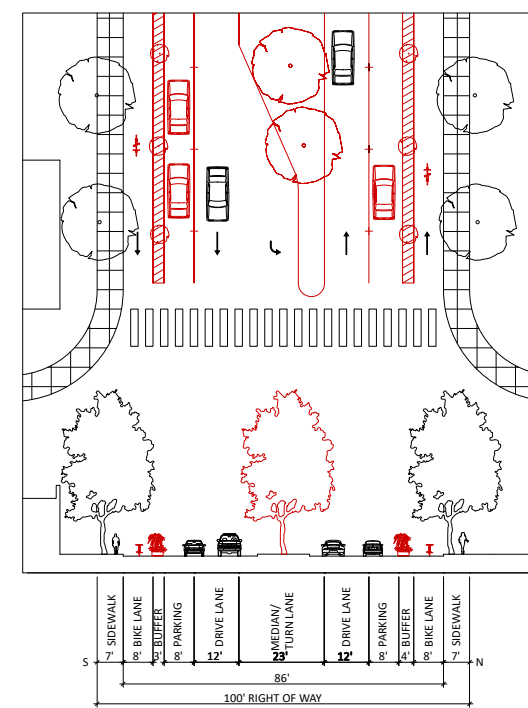
Above Moderate (>120% AMI) 2,383 units

Total 5,174 units 1,035 units

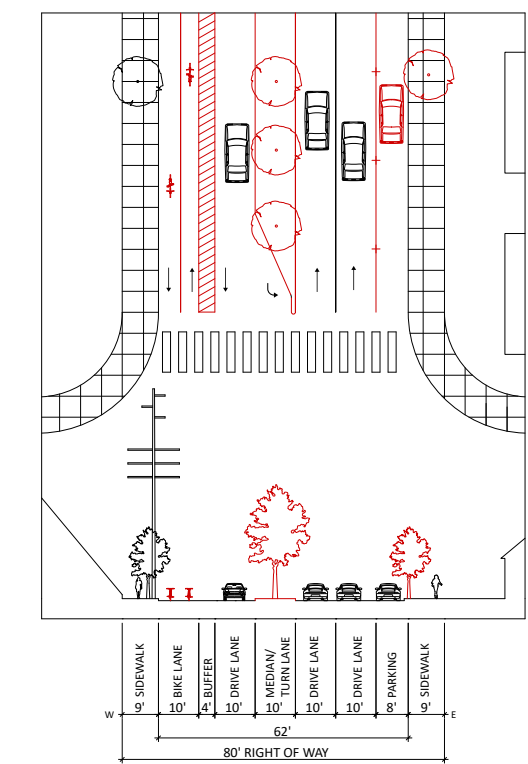
20% Buffer for
No Net Loss
(SB166)



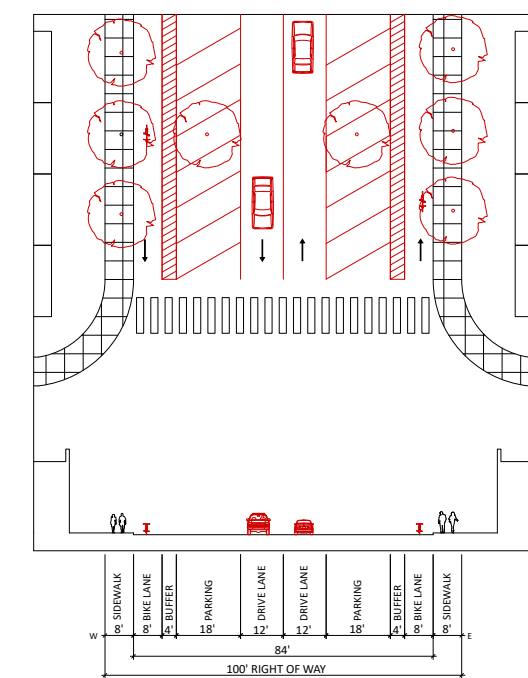
Vision



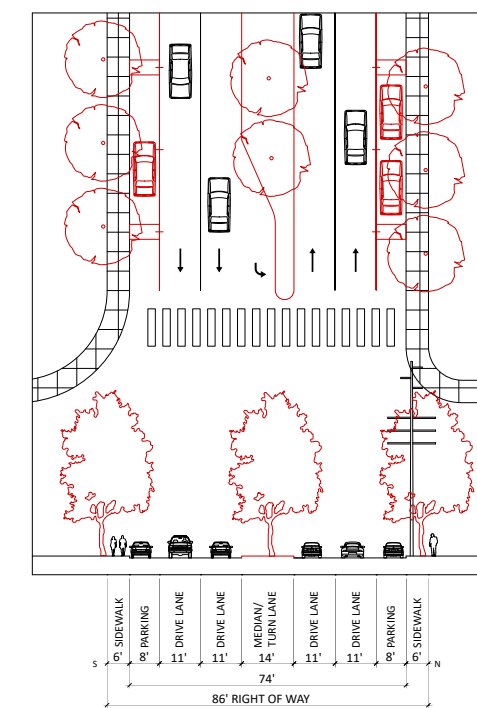
MONTEBELLO WAY/ GREENWOOD AVE - BETWEEN OLYMPIC AND WASHINGTON



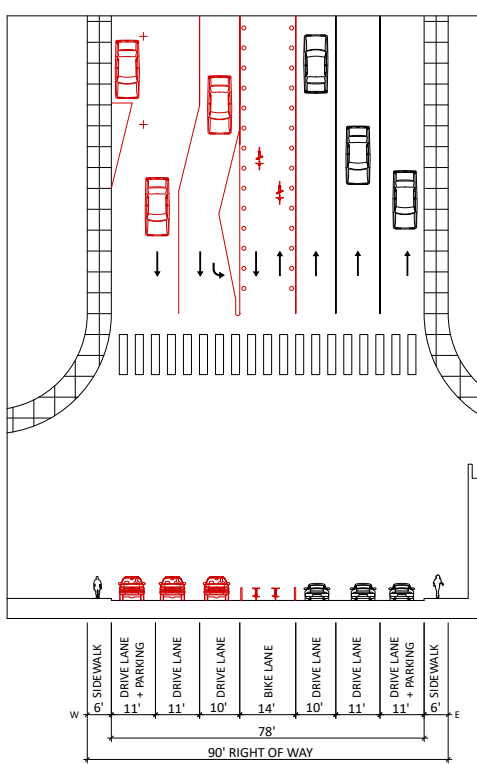
LINCOLN AVE - BETWEEN 18TH AND MONTEBELLO



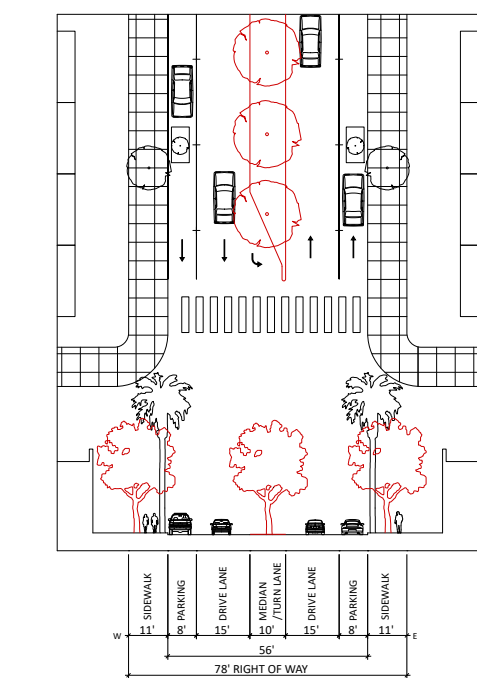
WHITTIER BLVD - BETWEEN GARFIELD AND MONTEBELLO



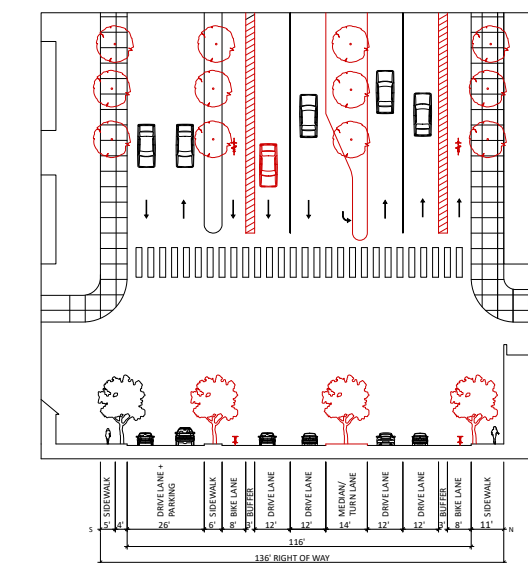
GREENWOOD AVE - SOUTH OF WASHINGTON



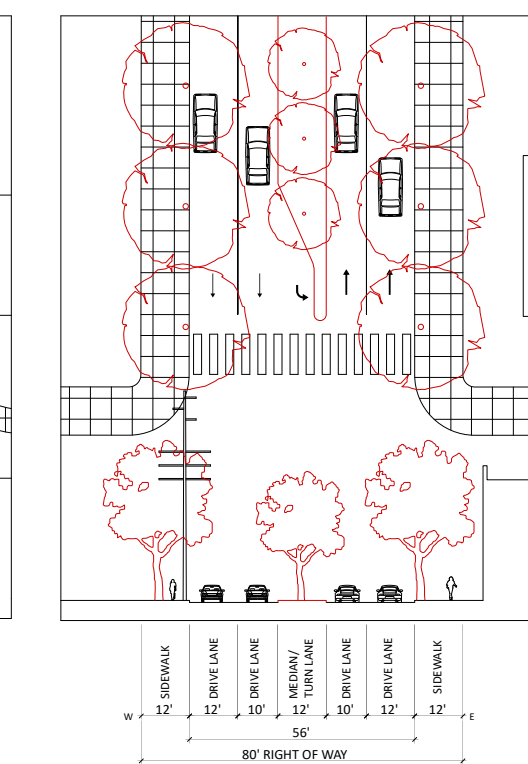
BEVERLY BLVD - WILCOX TO MONTEBELLO



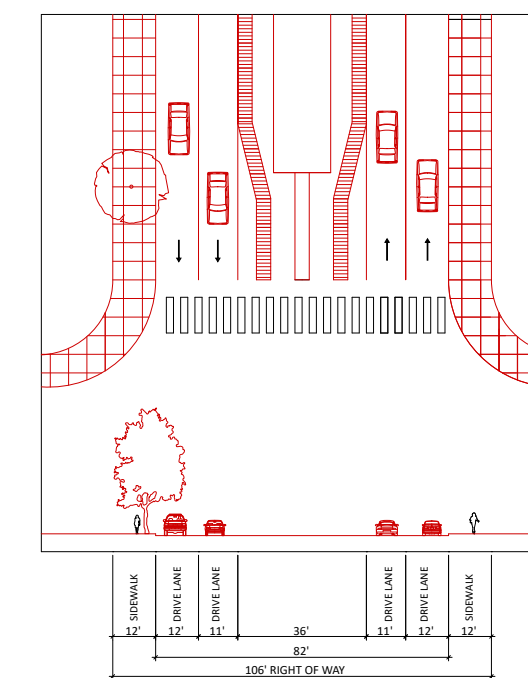
WHITTIER BLVD - BETWEEN MONTEBELLO AND BLUFF



MONTEBELLO BLVD - CLEVELAND TO BEVERLY



BEVERLY BLVD - BETWEEN MONTEBELLO AND REA



WASHINGTON - WEST OF GREENWOOD





Total Res. Development Land Area
495.07 Acres

Total Number of Units
appr. 20107

3. 11.4 Acres (60 – 80 DU/Acre)
• No. of Units: 798
• 4 Story Average
• 5 Story max

5. 9.1 Acres (60 – 80 DU/Acre)
• No. of Units: 637
• 4 Story Average
• 5 Story max

15. 2.36 Acres (80 DU/Acre)
• No. of Units: 188
• 4 Story Average
• 5 Story max

6. 4.5 Acres (40–60 DU/Acre)
• No. of Units: 225
• 3 Story Average
• 4 Story max

7. 1.56 Acres (85 DU/Acre)
• No. of Units: 132
• 3 Story Average
• 4 Story max

8. 5 Acres (40–60 DU/Acre)
• No. of Units: 250
• 3 Story Average
• 4 Story max

13. .69 Acres (80 DU/Acre)
• No. of Units: 55
• 4 Story Average
• 5 Story max

16. 5.68 Acres (80 DU/Acre)
• No. of Units: 448
• 4 Story Average
• 5 Story max

9. 4 Acres (60 DU/Acre)
• No. of Units: 24
• 3 Story Average
• 4 Story max

10. 14 Acres (40 DU/Acre)
• No. of Units: 560
• 2 Story Average
• 3 Story max

14. 2.12 Acres (80 DU/Acre)
• No. of Units: 96
• 4 Story Average
• 5 Story max

12. .66 Acres (80 DU/Acre)
• No. of Units: 52
• 4 Story Average
• 5 Story max

11. 6 Acres (60 DU/Acre)
• No. of Units: 360
• 3 Story Average
• 4 Story max

1. 34.7 Acres (60 – 80 DU/Acre)
• No. of Units: 2429
• 4 Story Average
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4. 115.2 Acres (60–80 DU/Acre)
• No. of Units: 851
• 3 Story Average
• 4 Story max

2. 9.5 Acres (60–80 DU/Acre)
• No. of Units: 665
• 4 Story Average
• 5 Story max

24.2 Acres (60–80 DU/Acre)
• No. of Units: 1644
• 4 Story Average
• 5 Story max

37 Acres (40 DU/Acre)
• No. of Units: 1480
• 2 Story Average
• 3 Story max

21 Acres (40 DU/Acre)
• No. of Units: 840
• 2 Story Average
• 3 Story max

7 Acres (40 DU/Acre)
• No. of Units: 280
• 2 Story Average
• 3 Story max

10.5 Acres (40 DU/Acre)
• No. of Units: 420
• 2 Story Average
• 3 Story max

50 Acres (40 DU/Acre)
• No. of Units: 2000
• 2 Story Average
• 3 Story max

44 Acres (40 DU/Acre)
• No. of Units: 1760
• 2 Story Average
• 3 Story max

41 Acres (20–30 DU/Acre)
• No. of Units: 1025
• 2 Story Max.

48.5 Acres (40 DU/Acre)
• No. of Units: 1940
• 2 Story Average
• 3 Story max

49.5 Acres (20–30 DU/Acre)
• No. of Units: 1237
• 2 Story max

LEGEND

Short Term
Development
161.5 Acres – 8990 Units



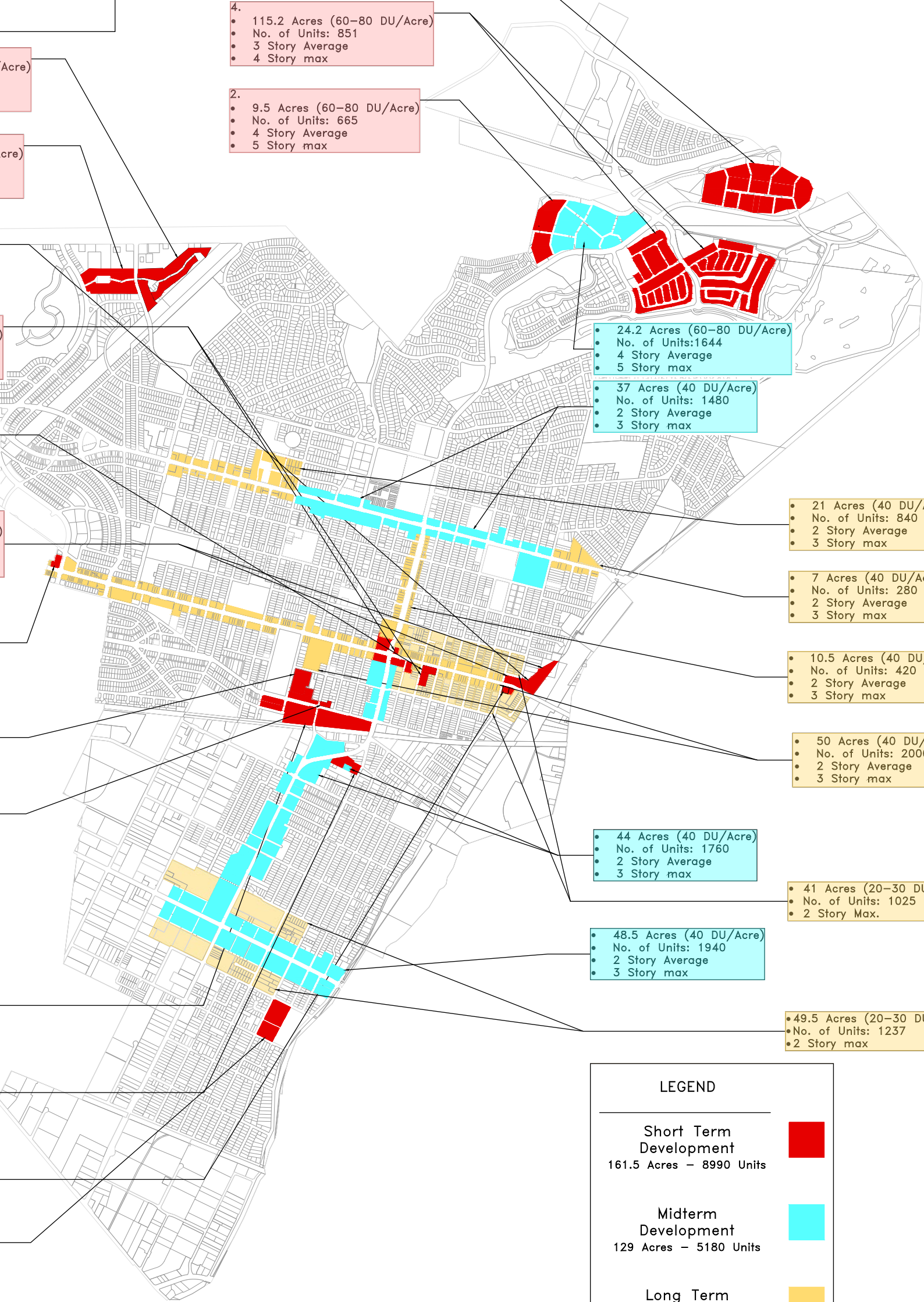
Midterm
Development
129 Acres – 5180 Units



Long Term
(Mid Density)
88.5 Acres – 3540



Long Term
(Low Density)
91 Acres – 2262





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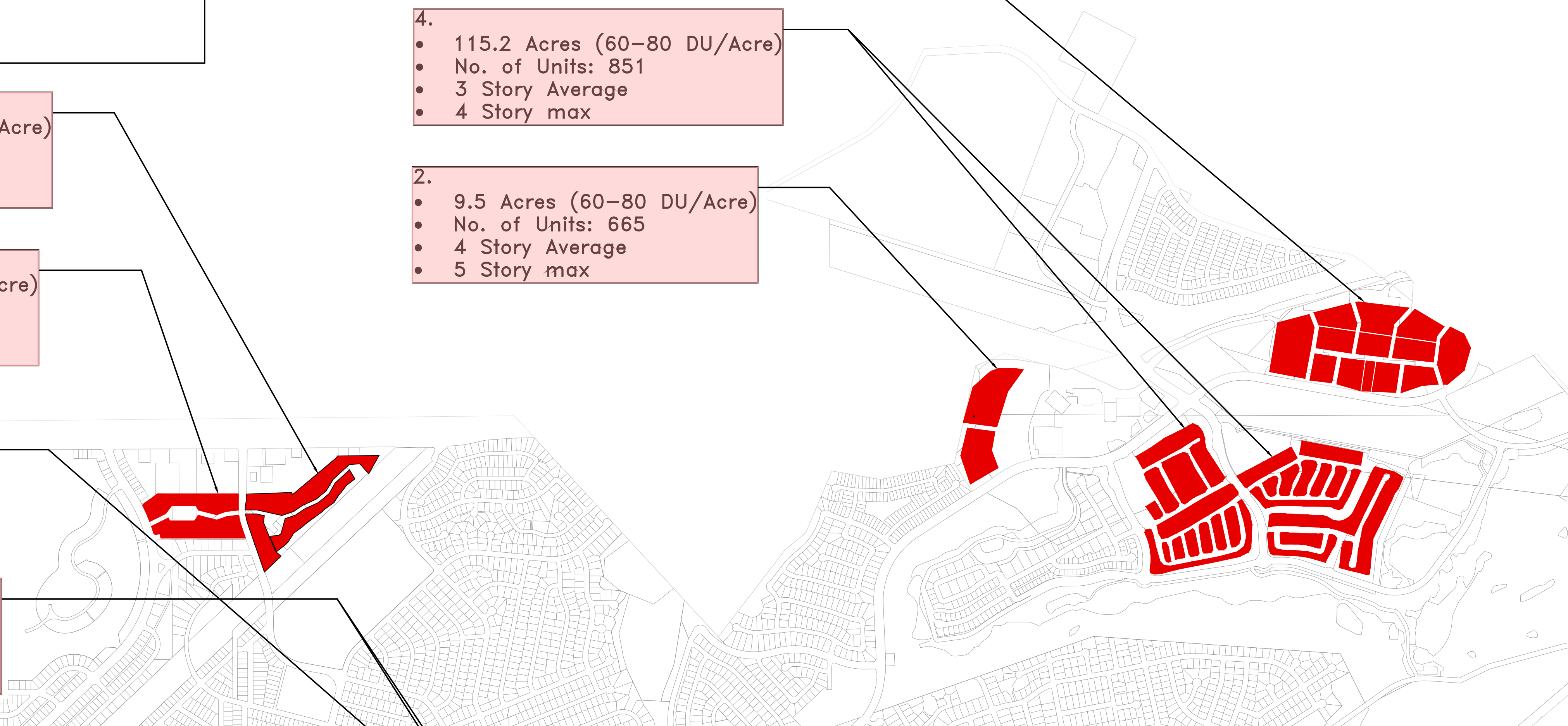
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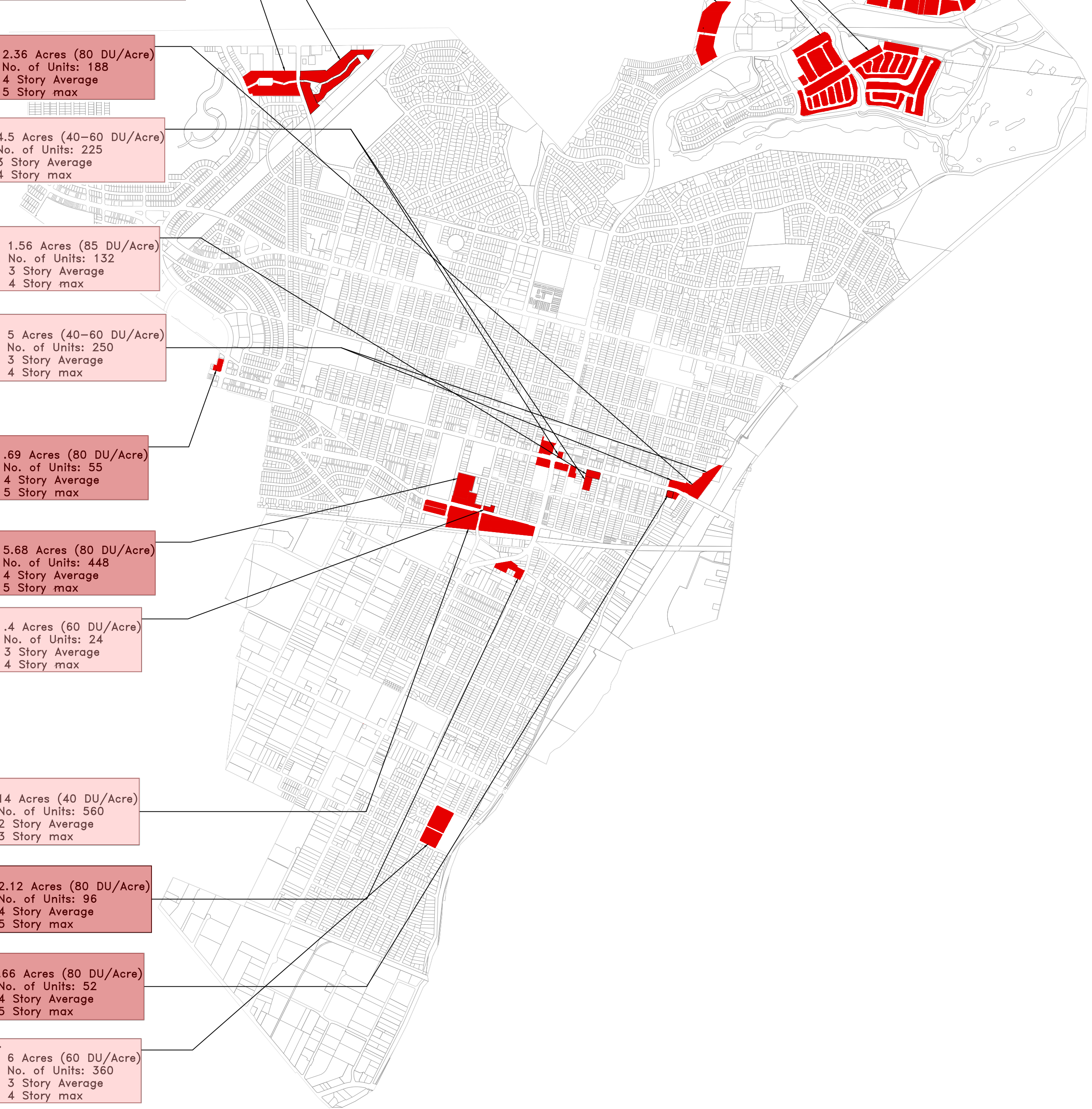
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	Site Address/ Intersection	General Plan		Zoning		Density Allowed (units/acre)		Parcel Size (Acres)	Existing Use/ Vacancy	Infrastructure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Total Capacity	Adjustment	Realistic Capacity	Income Capacity				
		Current	Proposed	Current	Proposed	Min	Max										Very Low	Low	Moderate	Above Moderate	
1	2134 Montebello Town Center (The Shops at Montebello)	Regional Town Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	34.7	Shopping Mall	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2776	88%	2429	1026	553	425	425	
2	1445 Montebello Blvd (Montebello Town Square)	Auto Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	9.5	Shopping Center, (w/ large vacant building)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	760	88%	665	281	151	117	116	
3	2401-2629 Via Campo (Montebello Plaza)	Community Shopping Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	11.4	Shopping Center	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	912	88%	798	337	182	140	139	
4	2809 Via Campo	Community Shopping Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	9.1	Shopping Center	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	728	88%	637	269	145	112	111	
5	Montebello Hills (Phase II)		Mixed-Use Neighborhood			60	80	115.2	Vacant Hills	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	9,216	9.2%	851	359	194	149	149	
6	Whittier Blvd					40	60	4.5		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	270	83%	225	95	51	40	39	
7	(Whittier Blvd & 6th Cesar Chavez)						85	1.56		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	132	100%	132	41	22	35	34	
8	Poplar					40	60	5		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	300	83%	250	106	57	44	43	
9	Greenwood & Olympic Ave						60	0.4		YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	24	100%	24	10	6	4	4	
10	South of Olympic Ave						40	14		YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	560	100%	560	237	127	98	98	
11	De Paul Center						60	6		YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	360	100%	360	152	82	63	63	
12	101/111 E Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor		80	3.9	Vacant Building and Vacant Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	312	13%	41	—	—	—	41	
13	113 Garfield Ave	Boulevard Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor		80	0.69	Car wash	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	55	80%	44	—	—	—	44	
14	501 Montebello Blvd	High Density Residential	Mixed-Use Corridor	R-3/M-1	Mixed-Use Corridor		80	2.12	Manufacturing	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	170	45%	77	—	—	—	77	
15	140 Whittier Blvd	High Density Residential	Mixed-Use Corridor	R3	Mixed-Use Corridor		80	2.36	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	189	79%	150	—	—	—	150	
16	244/236 George Hensel Dr., 1100 W Olympic Blvd., and 1112 W. Olympic Blvd.	High Density Residential		C-2, R-3	Mixed-Use Corridor		80	5.68	Warehouse	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	454	99%	448	—	—	—	448	
	Total																2913	1570	1227	1981	
	Overall Total																				7691



Total RHNA Allocation



1,314

Very Low Income (<50% of AMI)



707

Low Income (50-80% of AMI)



777

Moderate Income (80-120% of AMI)



2,388

Above Moderate Income (>120% of AMI)

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